



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved PLAN COMMISSION

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Monday, November 2, 2009

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

CALL TO ORDER/ROLL CALL

Present: 9 -

Julia S. Kerr; Nan Fey; Eric W. Sundquist; Judy K. Olson; James C. Boll;
Judy Bowser; Michael A. Basford; Michael G. Heifetz and Tim Gruber

Excused: 3 -

Michael Schumacher; Lauren Cnare and Douglas J. Pearson

Fey was chair for the meeting.

Staff present: Mark A. Olinger, Secretary; Brad Murphy & Tim Parks, Planning Division, and; Mario Mendoza, Mayor's Office.

MINUTES OF THE MEETING October 19, 2009 MEETING

**A motion was made by Olson, seconded by Basford, to Approve the Minutes.
The motion passed by voice vote/other.**

SCHEDULE OF MEETINGS

- Regular Meetings: November 16 and December 14, 2009

(Note: The November 16 meeting will be held in Room 260, Madison Municipal Building)

- Downtown Plan Working Sessions: November 9, 30, 2009 (5:30 p.m., Room 300, Madison Municipal Building)

SPECIAL ITEM OF BUSINESS

On a motion by Ald. Kerr, seconded by Heifetz, the Plan Commission voted unanimously to take Items 2-6 out of order prior to hearing Item 1 regarding the Edgewater Hotel redevelopment.

On a motion by Boll, seconded by Gruber, the Plan Commission voted unanimously to table the completion of Item 1 so that the items on the consent agenda (Items 7-9) could be considered.

1. [16410](#)

Informational presentation regarding revised plans for the proposed redevelopment of the Edgewater Hotel located at 666 Wisconsin Avenue; 2nd Ald. Dist.

The Plan Commission received an informational presentation by Robert Dunn of the Hammes Company, 22 E. Mifflin Street, regarding the proposed redevelopment of the Edgewater Hotel located at 666 Wisconsin Avenue; 2nd Ald. Dist. Also presenting the project was the project architect, David Manfredi, Elkus Manfredi Architect, 300 A Street, Boston, Massachusetts.

Following the informational presentation, the Plan Commission took testimony from the following:

- Speaking in support of the proposed hotel redevelopment were: Harvey Wendel, 531 N. Pinckney Street; James Tye, 410 N. Baldwin Street; Richard Baker, 1 Langdon Street, and; Patrick Corcoran, 3718 Country Grove Drive.

- Speaking in opposition to the proposed hotel redevelopment were: Fred Mohs, 512 Wisconsin Avenue; Gene Devitt, 28 E. Gilman Street; Jason Tish, 2714 LaFollette Avenue, representing the Madison Trust for Historic Preservation, and; Ledell Zellers, 510 N. Carroll Street.

- Speaking neither in support nor opposition to the proposed redevelopment was John Martens, 4118 Hegg Avenue.

- The following were registered in support but not wishing to speak: Amy Supple & Sarah Carpenter, Hammes Company, 22 E. Mifflin Street; Scott Faulkner, Edgewater Hotel, 666 Wisconsin Avenue; Mike Brassler & Todd Hoffmaster, Moretenson Construction, 10 E. Doty Street, Suite 513; Scott Watson, 6217 Piedmont Road & Ron Hanko, 5206 Monument Lane, both representing Carpenters Local #314; Mark D. Hoffmann, IBEW Local Union 159 Electricians, 1602 S. Park Street; Alice Mowbray, 7326 Southern Oak Place, and; Chris Culver, 411 Wisconsin Avenue.

- The following were registered in opposition but not wishing to speak: Michael Bridgeman, 106 S. Franklin Street; Pat Sheldon, 504 Wisconsin Avenue #3; John Sheean, 25 Langdon Street, and; Sharon Kilfoy, 1020 Williamson Street.

ROUTINE BUSINESS

- 2. [16189](#) Accepting a Sanitary Sewer Easement from Amanda and Yong Chen across a portion of their property located at 3497 County Trunk Highway BB (Cottage Grove Road).

A motion was made by Olson, seconded by Heifetz, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

- 3. [16249](#) Authorizing the execution of a Permanent Limited Easement for Private Driveway Purposes to Read Properties LLC, across a portion of Outlot 25, First Addition to Linden Park, aka City Stormwater Utility Parcel 533, located at 818 Moonlight Trail.

A motion was made by Bowser, seconded by Kerr, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

- 4. [16283](#) Authorizing the execution of an Underground Utility Easement to Wisconsin Bell d/b/a AT&T across a portion of a City-owned Stormwater Utility parcel located at 5307 Lien Road.

A motion was made by Basford, seconded by Kerr, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

NEW BUSINESS

- 5. [16250](#) Reaffirming the City’s commitment to Complete Streets and directing staff of various agencies including but not limited to Planning & Development, City Engineering, Traffic Engineering and Metro to follow to the extent possible Complete Streets concepts for all new developments, redevelopments, and street reconstruction projects.

A motion was made by Basford, seconded by Kerr, to Return to Lead with the Recommendation for Approval to the TRANSIT AND PARKING COMMISSION. The motion passed by voice vote/other.

6. [16407](#)

Approving a Restrictive Covenant executed by Certco, Inc. over their property located at 4802 Femrite Drive and 2730 Daniels Street. 16th Ald. Dist.

The Plan Commission approved the version of the restrictive covenants provided on November 2, 2009 that included the more detailed definition of mini-warehouses.

A motion was made by Boll, seconded by Heifetz, to Approve. The motion passed by voice vote/other.

Registered in support of the restrictive covenant and available to answer questions were Ald. Judy Compton, 6030 Fairfax Drive, representing the 16th District and Mike Lawton, Lathrop & Clark, LLP, 740 Regent Street, representing Certco, Inc.

PUBLIC HEARING-6:00 p.m.

Note: The public hearing began at 6:15 p.m. and continued after the conclusion of the presentation under Item 1.

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Text Amendments

7. [16105](#)

Creating Section 28.06(3)(c) and amending Sec. 28.105(4) of the Madison General Ordinances to make Flood Storage provisions consistent with State code.

A motion was made by Boll, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

8. [16125](#)

Creating Section 28.09(3)(d)36. of the Madison General Ordinances to add fish farming and growing food crops and/or raising food crops as conditional uses in the C2 district.

A motion was made by Basford, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Conditional Use/ Demolition Permits

9. [16408](#)

Consideration of a conditional use to allow a private ambulance service in an existing multi-tenant commercial building located at 707 Post Road. 14th Ald. Dist.

The Plan Commission found that the standards could be met and granted approval subject to the comments and conditions included in the Plan Commission materials.

A motion was made by Heifetz, seconded by Bowser, to Approve. The motion passed by voice vote/other.

Registered in support of the conditional use and available to answer questions was the applicant, Scott Lewis, CMI Management, 106 E. Doty Street (late registration).

10. [16409](#)

Consideration of a conditional use to allow construction of a detached accessory building in excess of 576 square feet in the R2 Single-Family Residence District located at 908 Lawrence Street. 13th Ald. Dist.

The Plan Commission found that the standards could be met and granted approval subject to the comments and conditions included in the Plan Commission materials, including the following revision:

- That Condition #3 of the Report to the Plan Commission be revised to now read: "Pursuant to MGO Section 28.03(2): Accessory building use shall be customary and clearly incidental to the principal building or principal use, serves exclusively the principal building or principal use, and shall not be used for the storage of equipment used in the maintenance of rental properties or other commercial endeavors as the letter of intent indicates."

A motion was made by Bowser, seconded by Boll, to Approve. The motion passed by voice vote/other.

Speaking in opposition to the proposed conditional use was Brian Miller, 915 Lake Court.

Registered in support of the conditional use and available to answer questions was the applicant, Tony Maynard Schmulach, 2915 S. Syene Road.

Zoning Map Amendment

11. [16006](#)

Creating Section 28.06(2)(a)3455. of the Madison General Ordinances rezoning property from R4 General Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3456. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Demolish Gas Station and Single-Family House to Allow 31-Unit Apartment Building with 2,400 Square Feet Retail; 4th Aldermanic District: 1246-1252 Williamson Street and 308-310 South Baldwin Street.

The Plan Commission recommended approval of the planned unit development with Version B of the project elevations subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That Condition #12 of the Report to the Plan Commission be removed (the condition is unnecessary due to the elevation change approved with the motion);
- That the applicant erect and maintain a solid wood fence along the rear of the parking lot along the property line shared with 1243 E. Wilson Street according to a plan approved by the Planning Division.
- That the windows for the first floor retail space(s) be clear vision glass and that not more than 20% of those windows be covered by advertisements, products or coverings.

The condition regarding the type and covering of the first floor retail windows was not considered friendly to the body and was therefore moved by Gruber, seconded by Basford to be added. The motion passed and the condition was added on the following vote: AYE: Ald. Kerr, Sundquist, Olson, Bowser, Basford, Gruber; NAY: Boll, Heifetz; NON-VOTING: Fey; EXCUSED: Ald. Schumacher, Ald. Cnare, Pearson.

A motion was made by Olson, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Speaking in support of the proposed development were: J. Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton, representing the applicant Scott Lewis, CMI Management, 106 E. Doty Street, who was registered in support and available to answer questions; Lindsey Lee, 731 Williamson Street and Scott Thornton, 1104 Jenifer Street, both representing the Marquette Neighborhood Association.

Registered in support of the development but not wishing to speak was John Sveum, 1249 Williamson Street.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters for the Plan Commission.

Upcoming Matters - November 16, 2009

- 1802 Maplecrest Drive - R4 to PUD (GDP-SIP) to construct a 112-unit residential condominium development in 28 buildings
- 1010 Northport Drive - Demolition Permit to demolish single-family residence and construct new residence
- 2708 Waunona Way - Demolition Permit & Conditional Use to demolish a single-family residence and construct new residence on lakefront lot
- 1834 Camelot Drive - Demolition Permit & Conditional Use to demolish a single-family residence and construct new residence on lakefront lot
- 310 N. Butler Street - Conditional Use to convert 5 lodging rooms into 2 additional apartment units
- IZ Policies and Procedures memo
- TID #23 Amendment

Upcoming Matters - December 14, 2009

- 129 W. Gorham Street - HIS MH-C2 & R6H to PUD-GDP - General development plan for future construction of a 46-unit apartment building
- 1012 Fish Hatchery Road - C3 to PUD-GDP - General development plan for future construction of a 62-unit apartment building
- 115-117 S. Bassett Street - R6 to PUD-GDP-SIP to allow renovation of an existing single-family residence and 3-unit residence and construction of a 6-unit residence at the rear of the site
- (Tentative) 666 Wisconsin Avenue - HIST-MH OR and R6H to PUD-GDP-SIP to allow redevelopment and expansion of the Edgewater Hotel

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Heifetz, to Adjourn at 8:20 p.m. The motion passed by voice vote/other.