



City of Madison

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

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Monday, February 23, 2009

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 9 -

Judy Bowser; Eric W. Sundquist; Tim Gruber; Lauren Cnare; Julia S. Kerr;
Nan Fey; Judy K. Olson; Michael A. Basford and Beth A. Whitaker

Excused: 2 -

James C. Boll and Michael G. Heifetz

Fey was chair for this meeting.

Staff present: Brad Murphy, Rick Roll, Brian Grady & Tim Parks, Planning Division; Larry Nelson, City Engineer, and; Andrew Statz & Mario Mendoza, Mayor's Office.

MINUTES OF THE February 9, 2009 MEETING

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

SCHEDULE OF MEETINGS

March 9, 23 and April 6, 20, 2009

NEW BUSINESS

1. [12771](#) SUBSTITUTE - Establishing sustainability goals to guide the development of the plan for the Northeast Neighborhoods.

The Plan Commission recieved a presentation about the Northeast Neighborhood Planning Area by Rick Roll of the Planning Division, followed by a presentation on the sustainability goals for the neighborhood plan by Andrew Statz of the Mayor's Office. The Commission also discussed the stormwater objectives in the resolution with Larry Nelson, City Engineer.

Following the presentation, the Plan Commission recommended approval of an Alternate of the Substitute Resolution with the language approved by the Water Utility Board and the Long Range Transportation Planning Commission and the addition of an eleventh Whereas clause. The Plan Commission-approved version includes the following revisions or additions:

- "Whereas [#11], the development of the neighborhoods will likely take place over several decades and will require continual revisions to achieve these goals:"

- #1 in the first "Now Therefore Be It Resolved" clause shall read:

"1. Capturing 25% of all trips made by persons living in the development area by walking, bicycling or transit and/or reducing household motor vehicle miles of travel (VMT) by 25% (in comparison to a baseline, to be determined by the staff) through the use of transit-oriented development, traditional neighborhood development, mixed-use development, transit access to early neighborhood residents, transportation demand management plans, walkable environments, bike facilities, or other transportation demand management practices."

- #3 in the first "Now Therefore Be It Resolved" clause shall read:

"3. Reducing residential per capita water use by 25% compared to current City-wide per capita levels through the use of low-flow appliances and fixtures, dual-flow and low-flow toilets, rain barrels, low-impact lawn care design, conservation education and outreach, or other water conservation practices, and to strongly encourage the use of EPA Water Sense-labeled water fixtures, and strongly discouraging the use of outdoor lawn irrigation systems."

- A second resolved clause that shall read:

"Be It Further Resolved that as part of the northeast neighborhoods planning process, the staff will develop specific implementation strategies to achieve these goals."

A motion was made by Cnare, seconded by Kerr, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/ other.

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Speaking in support of the resolution was Brian Munson, Vandewalle Associates, 120 E. Lakeside Street, representing Benchmark Development.

Speaking in support of the Planning Division's recommendations was Andrew Homburg, Homburg Equipment, Inc., 4621 Tonyawatha Trail.

Speaking neither in support nor opposition of the resolution was Chris Homburg, Homburg Equipment, Inc., 4621 Tonyawatha Trail.

PUBLIC HEARING-6:00 p.m.

Note: The public hearing began at 7:15 p.m.

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 Map Amendments/Subdivisions

2. [13107](#) Creating Section 28.06(2)(a)3399 of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3400 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 medical office and construct mixed-use building with 42 apartments, office/retail space and a health club; 4th Aldermanic District: 425 West Washington Avenue.

The Plan Commission recommended referral of this matter to allow an opportunity for Ald. Mike Verveer to review the revised plans dated February 22, 2009, which were presented to the Plan Commission at the meeting.

This Ordinance was RECOMMEND TO COUNCIL TO REFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 3/9/2009

Speaking in support of the project were: Erik Minton, 21 N. Butler Street, and Dr. John Bonsett-Veal, 425 W. Washington Avenue, the developers; David Ferch, 2709 Gregory Street and Bill White, 2708 Lakeland Avenue, both representing the developers; Jonathon Cooper, 208 S. Henry Street, representing the Bassett Neighborhood Steering Committee for this project; Justin Harder, 924

Spaight Street, and; Derek Lalley, 699 W. Mifflin Street.

Rosemary Lee, 111 W. Wilson Street, was registered in support of the project and wishing to speak but had to leave before the matter was discussed.

Registered in support but not wishing to speak were: Cliff Fisher, 102 N. Hancock Street; Pete Brown, 12 N. Butler Street #305; Phil Hees, 12 N. Butler Street #607; Chet Droessler, 123 W. Washington Avenue #507; Tom & Jim Geier, 123 W. Washington Avenue; Sheridan Glen, 222 W. Washington Avenue, Suite 20, and; Robert Bergeman, 12 N. Butler Street.

3. [13242](#)

SUBSTITUTE - Creating Section 28.06(2)(a)3407. of the Madison General Ordinances rezoning property from R2T Single-Family Residence District and PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3408. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: 14 Residential Lots and 2 Outlots - Revised GDP and First Phase SIP; 18th Aldermanic District: 542 Northport Drive.

Approval of the zoning map amendment was recommended subject to the comments and conditions contained in the Plan Commission materials.

In recommending approval, members of the Plan Commission encouraged the developer to consider a mix of residential and commercial uses on Lot 1.

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

4. [13702](#)

Approving the final plat of The Park Homes at Northport Commons located at 542 Northport Drive. 18th Ald. Dist.

Approval of the final plat was recommended subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Basford, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

The following registrant was registered for Items #3 & 4:

Registered in support and available to answer questions was the applicant, Michael Carlson, Habitat for Humanity of Dane County, 1014 Fieldler Lane #29.

5. [13253](#)

Creating Section 28.06(2)(a)3409. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3410. 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: Rezone Property to Allow Creation of Two Parcels for Two Existing Residences; 6th Aldermanic District: 1045 - 1047 East Wilson Street.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support and available to answer questions was the applicant, Paul Jasenski, Common Wealth Development, Inc., 1501 Williamson Street.

- 6. [13256](#) SUBSTITUTE - Creating Section 28.06(2)(a)3411. of the Madison General Ordinances rezoning property from R4 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3412. 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: Relocate existing 2-Unit Building, Construct Underground Parking and New 2-Unit; 6th Aldermanic District: 430-434 South Thornton Avenue, 1526 Jenifer Street and 433 Cantwell Court.

The Plan Commission recommended referral pending a recommendation by the Urban Design Commission

This Ordinance was RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 3/23/2009

- 7. [13259](#) Creating Section 28.06(2)(a)3413. of the Madison General Ordinances rezoning property from R4L Limited General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3414. 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: Relocated 2-Unit from South Thornton Avenue onto Vacant Property; 6th Aldermanic District: 1148 Jenifer Street.

The Plan Commission recommended referral pending a recommendation by the Urban Design Commission and approval of a Certificate of Appropriateness by the Landmarks Commission.

A motion was made by Olson, seconded by Kerr, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 3/23/2009. The motion passed by voice vote/other.

Conditional Uses/ Demolition Permits

- 8. [13349](#) Continuing jurisdiction review by the Plan Commission of an approved conditional use for a beer garden for the Stadium Bar located at 1419 Monroe Street. 5th Ald. Dist.

The Plan Commission referred this matter at the request of the applicant

A motion was made by Olson, seconded by Sundquist, to Rerefer to the PLAN COMMISSION, due back on 3/23/2009. The motion passed by the following vote:

Excused: 2 - James C. Boll and Michael G. Heifetz

Ayes: 7 - Judy Bowser; Eric W. Sundquist; Tim Gruber; Lauren Cnare; Judy K. Olson; Michael A. Basford and Beth A. Whitaker

Abstentions: 1 - Julia S. Kerr

Non Voting: 1 -
Nan Fey

BUSINESS BY MEMBERS

None

COMMUNICATIONS

Fey noted that she recieved correspondence from Terrence Wall, which she would provide to staff for the archives.

SECRETARY'S REPORT

Brad Murphy provided an update on upcoming Plan Commission matters.

Upcoming Matters - March 9, 2009

- Zoning text amendment to allow accessory buildings in Downtown Design Zone 2 (ID13481)
- 9305-9437 Elderberry Road - R2T/PUD-GDP to R2T/PUD-GDP to demolish two houses; plus preliminary and final plat of Woodstone with 104 residential lots - 9202 Silverstone Lane - Amended PUD-GDP-SIP to convert 20 approved townhouse condominiums to 20 garden apartments
- 924 Williamson Street - Conditional use for a parking reduction to allow establishment of a restaurant/bar in an existing building
- 5314 Loruth Terrace - Demolition Permit Follow-up - Approval of plans for a single-family home on a lot created by a 2006 CSM/ demolition permit

Upcoming Matters - March 23, 2009

- 3502 Sargent Street - R2 to R2S to allow future creation of 2 lots from an existing single-family parcel
- 3901 Hanson Road - CSM referral to create 3 lots and removal of reservation for future street extension

ANNOUNCEMENTS

None

ADJOURNMENT

**A motion was made by Bowser, seconded by Basford, to Adjourn at 8:25 p.m.
The motion passed by voice vote/other.**