



City of Madison

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

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Monday, January 9, 2012

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 11 -

Steve King; Marsha A. Rummel; Chris Schmidt; Nan Fey; Eric W. Sundquist; Judy K. Olson; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Fey was chair for this meeting. Ald. Rummel arrived at 5:45 p.m. during the Secretary's Report.

Staff present: Steve Cover, Secretary; Brad Murphy, Michael Waidelich & Tim Parks, Planning Division.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

There were no recusals or disclosures by members of the Commission.

MINUTES OF THE DECEMBER 19, 2011 MEETING

Fey noted that the name of one of the University of Wisconsin staff persons listed was misspelled. The minutes were revised to note the correct spelling as Angela Pakes Ahlman.

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

SCHEDULE OF MEETINGS

January 23 and February 6, 20, 2012

ROUTINE BUSINESS

1. [24779](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the reconstruction and maintenance of existing public sanitary sewer improvements associated with the N. Frances Street Assessment District - 2011. (8th AD)

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

PUBLIC HEARING-6:00 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.

Comprehensive Plan Amendment

- 2. [24969](#) A Plan Commission resolution recommending adoption of an amendment to the Generalized Future Land Use Plan map in the City of Madison Comprehensive Plan.

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

- 3. [24765](#) Adopting an amendment to the Generalized Future Land Use Plan Map in the City of Madison Comprehensive Plan.

The Plan Commission recommended approval of the proposed map amendment. The motion passed by voice vote/ other.

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

Registered in support of the Comprehensive Plan land use map amendment (Items #2 & 3) but not wishing to speak was Mark Bugher, 7517 Widgeon Way on behalf of University Research Park.

Zoning Map Amendments & Related Requests

- 4. [24617](#) Creating Section 28.06(2)(a)3572. 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 church/school to allow construction of 106 apartments in 4 buildings. 7th Aldermanic District, 3210 Maple Grove Drive.

The Plan Commission recommended approval of the planned unit development to the Common Council subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Ald. King, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

- 5. [24677](#) Consideration of a demolition permit to allow a church/ school building to be demolished as part of a Planned Unit Development-Specific Implementation Plan approval for 3210 Maple Grove Drive; 7th Ald. Dist.

The Plan Commission found that the standards were met and granted approval of the demolition of the existing building subject to the Common Council's approval of the related Planned Unit Development zoning map amendment (ID 24617) and the comments and conditions contained in the Plan Commission materials.

A motion was made by Ald. King, seconded by Cantrell, to Approve. The motion passed by voice vote/other.

Registered in support of the proposed development (Items #4 & 5) and available to answer questions were the applicant Tim McKenzie, Stone Creek II, LLC, 1902 Hawks Ridge Drive, and Don Schroeder, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton, who was representing Mr. McKenzie.

6. [24619](#) Creating Section 28.06(2)(a)3568. of the Madison General Ordinances rezoning property from R6 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)3569. 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: GDP plan for the future construction of up to 242 apartment units in a 12-story, 155-unit building and a 3-story, 42-unit building following the future demolition a single-family home, office building and 3 multi-family buildings; SIP for existing uses. 4th Aldermanic District; 202-210 North Bassett Street, 512-520 West Dayton Street and 507 West Johnson Street.

The Plan Commission recommended referral of this request at the request of the applicants; no future hearing date was specified.

A motion was made by Rewey, seconded by Olson, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrants on this item.

7. [24673](#) Creating Section 28.06(2)(a)3573. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3574. 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: Construct Two-Story Mixed-Use Building with 3,400 Square Feet of Retail Space and 7 Apartments, and a Drive-Thru Window for a First-Floor Tenant; 13th Aldermanic District: 801 South Park Street.

The Plan Commission recommended referral of this request to their January 23, 2012 meeting at the request of the applicant.

A motion was made by Olson, seconded by Ald. Schmidt, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by January 23, 2012. The motion passed by voice vote/other.

There were no registrants on this item.

8. [24674](#) Creating Sec. 28.06(2)(a)3576. of the Madison General Ordinances rezoning property from R5 General Residence District, C3 Highway Commercial District & M1 Limited Manufacturing District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Future Demo of 2 Commercial Buildings to Allow Future Construction of 4- Story Mixed-Use Building with 22,000 Square Feet of Commercial Space & 65 Apartments; 6th Aldermanic District: 2048-2100 Winnebago Street.

The Plan Commission recommended approval of the planned unit development to the Common Council subject to the comments and conditions contained in the Plan Commission materials.

Olson asked staff to address the possible location of a future bike path along the railroad tracks and to preserve the ability to implement it as part of the future specific implementation plan for this project.

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

- 9. [24963](#) Consideration of a demolition permit to allow the future demolition of two commercial buildings as part of a proposed Planned Unit Development rezoning at 2048-2100 Winnebago Street; 6th Ald. Dist.

The Plan Commission found that the standards were met and granted approval of the demolition of the existing buildings subject to the Common Council's approval of the related Planned Unit Development zoning map amendment (ID 24674), the approval and recording of a specific implementation plan for the project, and the comments and conditions contained in the Plan Commission materials.

A motion was made by Ald. Rummel, seconded by Olson, to Approve. The motion passed by voice vote/other.

The following were registered on Items #8 & 9:

Speaking in support of the proposed development were Dave Porterfield, 600 Williamson Street, representing Movin' Out, Inc., and Jim Glueck, Glueck Architects, 116 N. Few Street, representing Movin' Out, Inc. and Accipiter.

Speaking in opposition to the proposed development was Paul Larson, 2014 E. Main Street.

Registered in support and available to answer questions was Adam Chern, 4217 School Road.

- 10. [24767](#) Creating Section 28.06(2)(a)3577. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 719 West Badger Road to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment: 14th Aldermanic District;719 West Badger Road.

The Plan Commission recommended approval of this rezoning to the Common Council by voice vote/ other.

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

There were no registrants on this item.

Conditional Use/ Demolition Permits

- 11. [24895](#) Consideration of a demolition permit to allow an existing fire-damaged single-family residence to be demolished and a new residence to be constructed at 1822 Lynndale Road; 20th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

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

There were no registrants on this item.

- 12. [24896](#) Consideration of a demolition permit to allow an existing single-family residence to be demolished with no proposed alternative use at 3060 East Washington Avenue; 12th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

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

There were no registrants on this item.

Ordinance Text Amendments

- 13. [24776](#) Amending Sections. 16.25(5)(h)3., 4., 18.10(1)(a), 18.10(2), 19.14(1)(a)1., 19.14(1)(b)1., 28.12(13)(a)1., 2., 5., 7., 29.07(3)(a), (d), 30.01(10), 33.24(6) (a), creating Sec. 28.12(13)(a)8., and renumbering current Secs. 28.12(13) (a)8.-11. to 9.-12. of the Madison General Ordinances to increase certain fees approved in the 2012 budget.

The Plan Commission recommended approval of this text amendment with the following revisions to include higher fee maximums (for 20-acre or larger project sites) as a result of the proposed fee increases:

6. Paragraph 1. of Subdivision (a) entitled "Amendments, Conditional Uses and Area Exceptions" of Subsection (13) entitled "Fees" of Section 28.12 entitled "Administration and Enforcement" of the Madison General Ordinances is amended to read as follows:

"1. Any application for a map amendment based on a proposed Planned Unit Development GDP or SIP, or Planned Community Development GDP or SIP shall be accompanied by a fee of ~~twelve~~ fifteen hundred dollars (\$~~1200~~1500) plus two-hundred dollars (\$200) for each acre of land in excess of one acre or fraction thereof, up to a maximum of twenty acres or five-thousand, three-hundred dollars (\$5300) included in the rezoning and shall be paid to the City Treasurer."

7. Paragraph 2. of Subdivision (a) entitled "Amendments, Conditional Uses and Area Exceptions" of Subsection (13) entitled "Fees" of Section 28.12 entitled "Administration and Enforcement" of the Madison General Ordinances is amended to read as follows:

"2. Any application for a map amendment other than in Paragraph 1. shall be accompanied by a fee of ~~eight~~ nine-hundred, fifty dollars (\$~~800~~950) plus one-hundred dollars (\$100) for each acre of land in excess of one acre or fraction thereof, up to a maximum of twenty (20) acres or twenty-~~seven~~ eight-hundred, fifty dollars (\$2850), included in the proposed rezoning which shall be paid to the City Treasurer."

8. Paragraph 5. of Subdivision (a) entitled "Amendments, Conditional Uses and Area Exceptions" of Subsection (13) entitled "Fees" of Section 28.12 entitled "Administration and Enforcement" of the Madison General Ordinances is amended to read as follows:

"5. Any application for a conditional use other than in Paragraph 3. shall be accompanied by a fee of ~~five~~ six-hundred dollars (\$~~500~~600) plus one-hundred dollars (\$100) for each acre of land in excess of one acre or fraction thereof, up to a maximum of twenty (20) acres or twenty-~~four~~ five hundred dollars (\$2500) which shall be paid to the City Treasurer."

The motion to recommend approval passed 7-1 on the following vote: AYE: Ald. King, Ald. Rummel, Ald. Schmidt, Cantrell, Olson, Rewey, Sundquist; NAY: Heifetz; NON-VOTING: Fey, Andrzejewski, Hamilton-Nisbet.

A motion was made by Ald. Schmidt, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by the following vote:

Ayes: 7 -

Steve King; Marsha A. Rummel; Chris Schmidt; Eric W. Sundquist; Judy K. Olson; Michael W. Rewey and Bradley A. Cantrell

Noes: 1 -

Michael G. Heifetz

Non Voting: 3 -

Anna Andrzejewski; Tonya L. Hamilton-Nisbet and Nan Fey

There were no registrants on this item.

- 14. [24870](#) Creating Section 16.23(7)(d)1. of the Madison General Ordinances to allow creation of lots by CSM from existing lots in a condominium plat if certain conditions are met.

The Plan Commission recommended approval of this text amendment by voice vote/ other.

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

Registered in support of the proposed amendment and available to answer questions was Ald. Paul Skidmore, 13 Red Maple Trail, representing the 9th District.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

Ald. Schmidt and Tonya Hamilton-Nisbet noted that they received materials from the Vinyl Siding Institute, which were provided to staff to scan and send to all members of the Plan Commission.

Members of the Commission also noted that they received e-mail from Michael Huffman inviting them to tour the buildings on the 100-block of State Street. Brad Murphy indicated that members should not respond to this invitation and that instead staff would discuss the possible tours with the chair and report back to the Commission at an upcoming meeting.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission matters.

- Upcoming Matters - January 23, 2012

- Initial hearing on a complaint against an approved conditional use at 1124 Colby Street & 116 Van Deusen Street
- 733 S. Gammon Road - Demolition Permit & Conditional Use - Demolish vacant bank to construct multi-tenant retail building with drive-thru window
- 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive & 857 Jupiter Drive - A, PUD-GDP & PUD-SIP to Amended PUD-GDP and R2T; and Amendments to the Sprecher Neighborhood Development Plan & Comprehensive Plan - General development plan for Grandview Commons Town Center, including plans for 109,000 square feet of future retail/ office, a 24,000 square-foot public library, 110 multi-family units and a subdivision plan for 18 single-family lots, 5 town center lots and 1 outlet. Regarding the Grandview Commons Town Center project, members of the Plan Commission asked staff to include information on the size of different grocery stores in the Madison area and comparable sizes of buildings other than grocery stores.

- Upcoming Matters - February 6, 2012

- 3371 Meadow Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Middleton
- 2801 Dryden Drive - Conditional Use Alteration - Convert 8 units in existing 40-unit senior apartment building to non-age restricted units
- Informational presentation regarding the draft scope of work for the Transportation Master Plan (Land Use Component)
- (Tentative) 723 State Street - R6 to PUD-GDP-SIP & Demolition Permit - Demolish existing St. Paul's University Catholic Center and construction of a new six-story building with church and student center

ANNOUNCEMENTS

Fey reminded members to file the 2012 statement of interest forms with the City Clerk's Office if they had not already.

ADJOURNMENT

A motion was made by Ald. King, seconded by Sundquist, to Adjourn at 6:50 p.m. The motion passed by voice vote/other.