



MINUTES
PLAN COMMISSION
February 17, 2015

Plan Commission Members Present: Carol Poole, Ed Kinney, Tony McGrath, Becky Baumbach, Rachel Lee, Kathi Kilgore

Others Present: Thomas Hovel – City Planner/Zoning Administrator, Susan Badtke – Community Planner

1. Call to order and approval of minutes of 1/20/2015.

Chair Poole called the meeting to order at 7:00 p.m.

Motion by McGrath, second by Kinney, to approve the minutes of 1/20/2015 was carried unanimously.

2. Public Appearances – non agenda items – None.

3. Agenda Review – No changes; there was unanimous consent to the agenda.

4. Public hearing and consideration of Ordinance 2015-O-01, An Ordinance Amending Section 22-6(e)(1) Relative to Wind Turbines in A-X Zoning, Section 22-481(c)(2) Relative to A-X Rezoning Reporting and Section 22-482(4) Relative to Limited Vocational Activities of Chapter 22, Zoning Ordinance,

Chair Poole opened and closed the public hearing as there were no registrants.

City Planner Tom Hovel provided the staff report noting that the changes were quite minor in nature to make reference that wind turbines are subject to standards under A-X zoning, rezoning reports to be sent to DATCP and Dane County and also to correct and incorrect reference number.

Ed Kinney noted that the ordinance was discussed and approved at the Ag & Rural Affairs Committee and that the changes were more housekeeping matters.

Motion by Kinney, second by Baumbach, to recommend approval of Ordinance 2015-O-01, was carried unanimously.

5. Public hearing and consideration of Conditional Use Permit request CU-2050-15 by Andrew Lanz, to allow for an ice cream shop at 2981 Triverton Pike Drive, Lot 244 Highlands of Seminole – 2nd Addition.

Chair Poole opened the public hearing.

Andrew Lanz, 4462 Crescent Road, representing Chocolate Shoppe Ice Cream, was available to answer questions. He explained that he'd like to open an ice cream shop between Starbucks and Noodles on Triverton Pike Drive.

Becky Baumbach stated it'd be nice if he could capture customers on the Cap City Bike Trail; Lanz commented that the space is not too far from the trail.

Chair Poole closed the public hearing.

City Planner Tom Hovel provided staff report. This will be the fourth tenant in the building; three of the four tenants will be restaurants or food/drinking establishments. He stated that parking is the main concern but that the peak hours for the ice cream shop are not the same as that for Starbucks.

Ed Kinney commented that this is a good complimentary use for the building as the ice cream will be good for Noodles Restaurant and vice versa.

Motion by Kinney, second by Kilgore, to approve CU-2050-15, with the following condition:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

6. Architectural Design Review request by Andrew Lanz, to allow for an outdoor patio area associated with proposed ice cream shop at 2981 Triverton Pike Drive, Lot 244 Highlands of Seminole – 2nd Addition.

City Planner Tom Hovel stated that staff does not have any concern with the location of the proposed patio.

Poole stated that the will be a great addition to the area.

Motion by Baumbach, second by Kilgore, to approve ADR request for 2981 Triverton Pike Drive with the following condition:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

7. Architectural Design Review request by Michael Filkouski, agent for Goldleaf Development, for site and structural development of a multi-family building on Lot 3 North Park.

Chair Poole stated that typically SmartCode buildings do not require Architectural Design Review but there were two changes, including the use of vinyl siding and building articulation, that specifically require approval by the Plan Commission.

Mike Filkouski, 7266 County Road VV Sun Prairie, representing Goldleaf Fitchburg, registered in support of the application and was available to answer questions.

Ron Fedler, 2379 University Avenue Madison, representing Godleaf, registered in support of the request and was available to answer questions.

City Planner Tom Hovel stated that there are two aspects of the building that need Plan Commission approval – use of vinyl siding and building articulation related to the installation of decks and patios. He stated this is the 2nd and 3rd building; the first building is framed out and all three buildings are nearly identical. These two buildings will have 71 units each where the first building had 68 units.

Motion by Kinney, second by Baumbach, to recommend approval of Architectural Design Review for Lot 3 North Park with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.

- 2.) Approval includes administrative approval for the vinyl siding, building recess and Edgeward building as well as Administrative Waiver for use of the hedge as a streetscreen for the non-parking area, as represented on the site plan.
- 3.) All signage shall follow the requirements of Chapter 23.

Motion was carried unanimously.

8. Architectural Design Review request by Michael Filkouski, agent for Goldleaf Development, for site and structural development of a multi-family building on Lot 5 North Park.

Motion by McGrath, second by Baumbach, to approve Architectural Design Review for Lot 5 North Park, with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Approval includes administrative approval for the vinyl siding, building recess and Edgeward building as well as Administrative Waiver for use of the hedge as a streetscreen for the non-parking area, as represented on the site plan.
- 3.) All signage shall follow the requirements of Chapter 23.

Mike Filkouski stated that he's hoping to start the second building in March.

9. Request for minor modification to PDD-SIP (Planned Development District – Specific Implementation Plan) zoning for Renaissance on the Park under Ordinance 2005-O-09 related to the minimum square footage of finished living area for Lot 27 and to allow Lots 25 & 27 to have a single-car attached garage rather than the required two-car capacity.

Adam Helt-Baldwin, 1014 Fiedler Ln Madison, representing Habitat for Humanity of Dane County, registered in support of this request. He stated that there are two lots, 27 & 27, which are the last two lots in the currently development Renaissance on the Park. The lots are a little narrower than the other lots in the subdivision so they are requesting approval to allow a one-car garage on each of these lots and also to reduce the required finished living space for lot 27.

Chair Poole expressed concerns regarding parking as some of her constituents have contacted her with feedback on the amount of cars parked on the street. She requested that Baldwin talk with the future homeowners of these units about parking.

Motion by Baumbach, second by Kilgore, to approve minor modification to PDD-SIP zoning for Renaissance on the Park, specific to Lots 25 & 27, with the following conditions:

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Private covenants will need to be amended to reflect modifications.

Motion was carried unanimously.

10. Resolution R-12-15, A Resolution Accepting A Underground Electric – Gas Main Right-Of-Way Grant on Outlot 6 in the Plat of North Park, City of Fitchburg, Wisconsin.

City Planner Tom Hovel provided an overview of the Resolution stating that MGE has realized that they will not be able to get gas into the easement so they are requesting a wide easement on the outlot.

Motion by Kinney, second by Lee, to recommend approval of Resolution R-12-15, was carried unanimously.

11. Resolution R-13-15, Resolution Accepting An Agreement of Easement For Public Pedestrian/Bike Path on Lot 24 in the Plat of TechLands, City of Fitchburg, Wisconsin.

City Planner Tom Hovel explained that there is a tree that the City is wanted to save so the bike path is being shifted to the north to try to save the tree.

Motion by Kilgore, second by Baumbach, to recommend approval of Resolution R-13-15, was carried unanimously.

12. Resolution R-15-15, Approving First Amendment to Agreement for Subdivision Improvements in the Plat of Nine Springs

City Planner Tom Hovel explained that as part of the CSM approval, it was noticed that there are some paths, sidewalks and sanitary sewer that has not been installed per the terms of the development agreement. This amendment modifies the terms and dates in which such improvements need to be installed.

Motion by Baumbach, second by Lee, to recommend approval of Resolution R-15-15, was carried unanimously.

13. Planning Department Report

City Planner Tom Hovel had nothing to report.

14. Announcements

Chair Poole informed the Commission that the next meeting is scheduled for March 17, 2015.

Tony McGrath informed the Commission that he will not be at the March 17, 2015 meeting.

15. Adjournment

Motion by Kinney, second by Baumbach, to adjourn at 7:37 p.m. was carried unanimously.

Submitted by,
Susan Badtke, Community Planner

Approved March 17, 2015