



# City of Madison

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

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Monday, April 7, 2008

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 6 -

Tim Gruber; Lauren Cnare; Judy K. Olson; James C. Boll; Judy Bowser and Michael A. Basford

**Excused:** 4 -

Julia S. Kerr; Nan Fey; Beth A. Whitaker and Michael G. Heifetz

Boll was chair for this meeting. Ald. Kerr arrived during the special item of business and before the start of the public hearing.

Staff present: Brad Murphy & Tim Parks, Planning Division.

### MINUTES OF THE March 24, 2008 MEETING

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

### SCHEDULE OF MEETINGS

May 5 & 19, 2008

### SPECIAL ITEM OF BUSINESS

1. [09780](#) Presentation by Meriter Hospital regarding master planning for its West Campus on McKee Road.  
The Plan Commission received an informational presentation from Meriter Hospital regarding preparation of a master plan for its South Park Street campus. Speaking on behalf of Meriter Hospital were Melissa Huggins, Senior Associate, Planning & Government Affairs for Meriter Health Services, 202 S. Park Street and Doug Hursh and Jody Shaw, Potter Lawson, Inc., 15 Ellis Potter Court.

### ROLL CALL

**Present:** 7 -

Tim Gruber; Lauren Cnare; Julia S. Kerr; Judy K. Olson; James C. Boll; Judy Bowser and Michael A. Basford

Excused: 3 -

Nan Fey; Beth A. Whitaker and Michael G. Heifetz

## PUBLIC HEARING-6:00 p.m.

### Zoning Map Amendments/Subdivisions

2. [08819](#) Creating Section 28.06(2)(a)3338. 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: Hyatt Place Hotel at Capitol West; 4th Aldermanic District: 333 West Washington Avenue.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the hotel is structurally designed to accept the pedestrian walkway across Washington Place as shown on the exhibit dated December 20, 2007 when the walkway is constructed in Phase 3 of the Capitol West Planned Unit Development.

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

Speaking in support of the proposed hotel were: Nathan Novak, JJR, LLC, 625 Williamson Street and Bill White, 2708 Lakeland Avenue, both representing the applicants, LodgeWorks, LP; Ed Freer, The Alexander Company, 145 E. Badger Road, and; Jonathon Cooper, 208 S. Henry Street, representing the Bassett Neighborhood Capitol West-Hyatt Place Steering Committee.

Registered in support and wishing to speak but not present when the matter was heard was Ald. Mike Verveer, 614 W. Doty Street, representing the 4th District.

Registered in support and available to answer questions was Natalie Bock, The Alexander Company, 145 E. Badger Road.

3. [09340](#) Creating Section 28.06(2)(a)3341. 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)3342. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Demolish 2 Apartment Buildings to Construct 40-Unit Apartment Building; 4th Aldermanic District: 451 West Wilson Street & 315 South Bassett Street.

In referring the project, the Plan Commission asked that an elevation or other contextual information be provided that shows the proposed building in relation to the adjacent Dowling Apartments and for information on how the on-site parking for the project would be managed. Members of the Commission also suggested that the project receive final approval from the Urban Design Commission before coming back to the Plan Commission.

At the request of Ald. Verveer, the project will be reported to the Common Council meeting immediately following the Plan Commission making its recommendation on the project.

**A motion was made by Kerr, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 5/5/2008. The motion passed by the following vote:**

**Excused:** 3 -

Beth A. Whitaker; Michael G. Heifetz and Nan Fey

**Ayes:** 5 -

Tim Gruber; Lauren Cnare; Julia S. Kerr; Judy K. Olson and Judy Bowser

**Abstentions:** 1 -

Michael A. Basford

**Non Voting:** 1 -

James C. Boll

Speaking in support of the project were: Lance McGrath, McGrath Associates, 103 N. Hamilton Street, and; Bruce Simonson, 1190 W. Druid Hills Drive, Atlanta, Georgia and Chris Thiel, Schriber Anderson Associates, 717 John Nolen Drive, both representing McGrath Associates.

Speaking in opposition to the project were: Krishna Pradman, 302 S. Bassett Street; Christine Mlot, 445 W. Wilson Street; Bonnie Hagen, 2326 E. Washington Avenue; Roger Hagen, 306 S. Bassett Street, and; Jan Sweet, 218 S. Bassett Street.

Speaking neither in support nor opposition to the project were Jonathon Cooper, 208 S. Henry Street, representing the Bassett Neighborhood Lake Park Apartments Steering Committee and Ald. Mike Verveer, 614 W. Doty Street, representing the 4th District.

Registered in support but not wishing to speak were Todd McGrath, 805 S. Dickinson Street and Brendan McGrath, 614 W. Doty Street #206.

4. [09342](#) SUBSTITUTE - Creating Section 28.06(2)(a)3343. of the Madison General Ordinances rezoning property from Temp A Agriculture to R2T Single-Family Residence District and creating Section 28.06(2)(a)3344. of the Madison General Ordinances rezoning property from Temp A Agriculture to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Demolish 2 Houses and Plat 105 Residential Lots; 9th Aldermanic District: 7197 Elderberry Road.

Referred at the request of the applicant.

**A motion was made by Olson, seconded by Gruber, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 5/5/2008. The motion passed by voice vote/other.**

5. [09774](#) Approving the preliminary and final plats of Woodstone located at 9305-9437 Elderberry Road. 9th Ald. Dist.

Referred at the request of the applicant.

**A motion was made by Olson, seconded by Gruber, to Rerefer to the PLAN COMMISSION, due back on 5/5/2008. The motion passed by voice vote/other.**

6. [09776](#) Approving the final plat of Tormey Ridge located at 12003 Mineral Point Road. 9th Ald. Dist.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following condition: That "Tarmigan Drive" be correctly spelled as "Ptarmigan Drive."
- A motion was made by Cnare, seconded by Kerr, 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.**
- Registered in support of the project and available to answer questions was Ron Trachtenberg, Murphy Desmond, SC, 33 E. Main Street #500, representing the applicant, Mineral Point Road Holdings, LLC.
7. [09438](#) Approving a Certified Survey Map of property owned by Harvey & Gertrude Barash at 205 N. Prospect Avenue. 5th Ald. Dist.
- The Commission granted approval subject to the comments and conditions contained in the Plan Commission materials, including the revised Certified Survey Map showing a 30-foot front building line, a 9-foot side building line (along northerly property line) and the note related to future approval of a stormwater drainage plan prior to construction on the newly created lot.
- A motion was made by Cnare, seconded by Basford, 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.**
- Speaking in support of the request were: Trudy and Harvey Barash, 205 N. Prospect Avenue, the applicants; Ron Rosner, 1819 Summit Avenue, and; Susan Casey, 2234 Eton Ridge.
- Speaking neither in support nor opposition to the request was Jeff Horein, 211 N. Prospect Avenue.
- Registered in support and available to answer questions was Anne Lucke, 1802 Monroe Street #308.
- Registered in support but not wishing to speak was Ronnie Hess, 1819 Summit Avenue.
- Registered in opposition but not wishing to speak was Fred Swanson, 1707 Summit Avenue.

#### **Conditional Uses/ Demolition Permits**

8. [09777](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence at 1102 Willow Lane. 19th Ald. Dist.
- The Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following condition:
- That the applicant work with the Planning Division staff, in consultation with the City Forester, on a tree preservation plan for the property during construction. The plan shall be approved prior to permits being issued.
- A motion was made by Cnare, seconded by Gruber, to Approve. The motion passed by voice vote/other.**

Speaking neither in support nor opposition to the project was Roger Charly, 6208 S. Highlands Avenue.

Registered in support of the project and available to answer questions were the applicants, Dan and Lisa Pickett, 6049 S. Highlands Avenue.

9. [09778](#) Consideration of a conditional use to allow a rooming house to be converted into a six-unit apartment building at 609 East Gorham Street. 2nd Ald. Dist.

The 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 Basford, seconded by Kerr, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions was the applicant, Michael Matty, 745 Jenifer Street.

10. [09779](#) Consideration of a conditional use to allow construction of a 92-room hotel at 4802 Tradewinds Parkway. 16th Ald. Dist.

The 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 Cnare, seconded by Gruber, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions were: Christopher Romney, Dimension IV Architects, 6515 Grand Teton Plaza, representing the applicants, Beltline Hotel Partners II, LLC; Arlen Ostreng, Edge Consulting Engineers, Inc., 4917 Foxfire Trail, Middleton, and; Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.

## **BUSINESS BY MEMBERS**

None

## **COMMUNICATIONS**

None

## **SECRETARY'S REPORT**

Brad Murphy summarized the upcoming Plan Commission matters.

### **"Demolition" definition memo**

Mr. Murphy also noted that staff had provided a memo outlining a draft definition of "demolition" as requested by the Plan Commission on February 25, 2008. The Commission tentatively scheduled a discussion of this matter for 5:30 p.m. on May 19, 2008.

### **Upcoming Matters - May 5, 2008**

- 5898 North Sherman Avenue - Temp A to R1 and Preliminary/Final Plat for Cherokee Park Fifth Addition, creating 47 single-family lots and 2 outlots
- 1902 Tennyson Lane - Demolish former laboratory/warehouse to construct 63 commercial buildings
- 3702 Long Drive - Appeal of Zoning decision to not grant off-premises directional graphic

- 620 Cedar Street - Demolish single-family residence and construct new residence
- 1501 Monroe Street - Demolish commercial buildings and construct a four-story, 48-room hotel
- 1033 South Park Street - Conditional use for an outdoor eating area
- 9801 Mineral Point Road - Demolish single-family house as part of Full Compass headquarters construction

**Upcoming Matters - May 19, 2008**

- 31 South Henry Street - C4 to PUD-GDP-SIP to renovate and expand former school into a mixed-use building with 58 apartments and first floor retail
- 303 North Hamilton Street - PUD-GDP to PUD-SIP to construct 70-unit apartment building

**ANNOUNCEMENTS**

None

**ADJOURNMENT**

**A motion was made by Bowser, seconded by Gruber, to Adjourn at 8:30 p.m. The motion passed by voice vote/other.**