



# City of Madison

## Meeting Minutes - Approved

### PLAN COMMISSION

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

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Monday, January 14, 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:** 8 -

Tim Gruber; Nan Fey; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

**Excused:** 2 -

Lauren Cnare and Julia S. Kerr

Fey was chair for the meeting. Ald. Kerr arrived after consideration of Item #1. Ald. Cnare arrived during consideration of #4.

Staff present: Mark Olinger, Secretary; Brad Murphy, Archie Nicolette & Tim Parks, Planning Division; Joel Plant, Mayor's Office.

#### MINUTES OF THE December 17, 2007 MEETING

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

#### SCHEDULE OF MEETINGS

January 28; February 11, 25, 2008

#### ROUTINE BUSINESS

1. [08619](#) Accepting a 15-foot wide Public Sanitary Sewer Easement from Mortenson Investment Group across property located at 2705 W Beltline Hwy.

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

#### ROLL CALL

**Present:** 9 -

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

**Excused:** 1 -

Lauren Cnare

2. [08640](#) Approving the settlement of Dane County Circuit Court Case No. 07CV3296 and authorizing the Mayor and City Clerk to execute related documents conveying certain City-owned land in the Town of Burke to John F. and Elizabeth M. Becker.

**A motion was made by Boll, seconded by Basford, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**

## ROLL CALL

**Present:** 10 -

Tim Gruber; Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

## NEW BUSINESS

3. [08380](#) SUBSTITUTE - Authorizing the Mayor and the City Clerk to execute a Cooperation and Development Agreement with the CDA for the Redevelopment of the Allied Drive Neighborhood.
- The Plan Commission recommended approval of the resolution as recommended for approval by the Board of Estimates with the following revisions:
- That #4 of the first resolved clause be revised to note 48 units, not 40 to 47 as currently indicated.
  - That #9 of the first resolved clause be added to state that the two memos from Stuart Levitan, Chair of the Community Development Authority to the Board of Estimates, Plan Commission and Community Development Block Grant Commission, one with the subject line "File 08380 (Allied Drive Redevelopment) and the other "Statement and Framework for Phase Two, Allied Redevelopment," and the PowerPoint presentation entitled "Allied Neighborhood Revitalization: Phase 1 and Phase 2 Plans" were presented to the Plan Commission on January 14, 2008 and are attached here as exhibits of the discussed plans and goals for the property.
- A motion was made by Kerr, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.**
- Speaking in support of the resolution were: Fitchburg Mayor Tom Clauder; Stu Levitan, Chair, Community Development Authority, 4187 Cherokee Drive, and; Kate Stalker, Schreiber Anderson & Associates, 717 John Nolen Drive, representing the City and Community Development Authority.

- 4. [08645](#) Creating the Zoning Code Rewrite Advisory Committee.

**A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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.

**Neighborhood Plans**

- 5. [08169](#) Adopting the Southwest Neighborhood Plan and recommendations contained therein as a supplement to the City's adopted Comprehensive Plan. Ald. Districts 1, 19, & 20.

The Plan Commission recommended approval with the language recommended by the Library Board regarding revising the "Library Board" section of the last resolved clause to read "English as a Second Language (ESL) classes" instead of "bilingual classes" as stated in the resolution.

**A motion was made by Cnare, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER as a substitute. The motion passed by the following vote:**

**Ayes:** 5 -  
Tim Gruber; Lauren Cnare; Judy K. Olson; James C. Boll and Judy Bowser

**Abstentions:** 2 -  
Julia S. Kerr and Michael A. Basford

**Non Voting:** 3 -  
Nan Fey; Beth A. Whitaker and Michael G. Heifetz

Speaking in support of the neighborhood plan were Lisa Subeck, 818 S. Gammon Road #4 and Timothy Johnson, 5714 Russett Road #3, who were both member of the Southwest Neighborhood Plan Steering Committee.

**Zoning Map Amendments/Subdivisions**

- 6. [06572](#) Creating Section 28.06(2)(a)3271. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Remove 1 House, Demolish 2 Houses and 3 Garages, and Build 4-Story Apartment Building; 2nd Aldermanic District: 119, 123 & 125 North Butler Street and 120 & 124 North Hancock Street.

This matter was referred at the request of the applicant.

**A motion was made by Boll, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION, due back**

on 1/28/2008. The motion passed by voice vote/other.

7. [08300](#) Creating Section 28.06(2)(a)3334. of the Madison General Ordinances rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Relocated House From North Butler Street; 2nd Aldermanic District: 520 East Johnson Street.

This matter was referred at the request of the applicant.

**A motion was made by Basford, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 1/28/2008. The motion passed by voice vote/other.**

#### Conditional Uses/ Demolition Permits

8. [08742](#) Consideration of a demolition permit to allow demolition of the A.W. Peterson Office Building to accommodate future expansion of the Chazen Museum of Art at 750 University Avenue. 8th 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 Bowser, seconded by Boll, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions was Alan Fish, University of Wisconsin, 610 Walnut Street.

9. [08743](#) Consideration of a major alteration to an existing conditional use to allow renovation of a retail establishment in excess of 25,000 square feet and the addition of two drive-up windows for a new grocery store tenant located at 3801 East Washington Avenue. 17th 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 Olson, seconded by Kerr, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions were the applicants, Peter Hosch and Bree Cooper, Hy-Vee, Inc., 5820 Westown Parkway, West Des Moines, Iowa, and Henry A. Gempeler, Foley & Lardner, LLP, 150 E. Gilman Street, representing Hy-Vee.

10. [08745](#) Consideration of a demolition permit and conditional use to allow demolition of a single-family residence and construction of a new single-family residence in the C2 General Commercial District at 731 Williamson Street, Third Lake Ridge Local Historic District. 6th 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 Bowser, seconded by Olson, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions was the applicant, Lindsey Lee, 735 Williamson Street.

**Miscellaneous Items to be Placed on File**

11. [00694](#) Consideration of a conditional use to remove and replace the outdoor tennis facility for Monona Grove School District at 104 Coldspring Avenue. 16th Ald. Dist.  
This matter has been inactive since March 2005.  
**A motion was made by Bowser, seconded by Boll, to Place On File Without Prejudice. The motion passed by voice vote/other.**
12. [01870](#) Consideration of a conditional use for a multi-unit Planned Residential Development located at 6001 Canyon Parkway. 16th Ald. Dist.  
This matter was superseded by another version of the project and legislative file, which was approved.  
**A motion was made by Bowser, seconded by Boll, to Place On File. The motion passed by voice vote/other.**
13. [02314](#) Approving a Certified Survey Map of property owned by Daniel Duren and Jeff M. Fuller at 3600 Portage Road. 17th Ald. Dist.  
Place on File Without Prejudice. This matter has been inactive since November 2005.  
**A motion was made by Boll, seconded by Olson, to RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER. The motion passed by voice vote/other.**
14. [02498](#) Consideration of a demolition permit located at 1814 Waunona Way to demolish a house on a shoreline site to allow for future construction of a single-family house. 14th Ald. Dist.  
This matter has been inactive since December 2005.  
**A motion was made by Kerr, seconded by Gruber, to Place On File Without Prejudice. The motion passed by voice vote/other.**
15. [04678](#) Approving a certified survey map of the Klas property located at 5833 Portage Road, Town of Burke, within the City's Extraterritorial Review Jurisdiction.  
The applicants have withdrawn their request.  
**A motion was made by Kerr, seconded by Basford, to Place On File Without Prejudice. The motion passed by voice vote/other.**
16. [04940](#) Consideration of a conditional use for a new garage on a lakeshore lot located at 1814 Waunona Way. 14th Ald. Dist.  
This matter has been inactive since December 2006.  
**A motion was made by Bowser, seconded by Kerr, to Place On File Without Prejudice. The motion passed by voice vote/other.**
17. [06308](#) Consideration of a request by the applicant of an approved PUD-SIP for relief from a condition of approval requiring construction of a certain private sidewalk located at 9701 Brader Way. 9th Ald. Dist.  
This item is a miscellaneous item, which was withdrawn by the applicant.  
**A motion was made by Olson, seconded by Kerr, to Discuss and Finalize. The**

**motion passed by voice vote/other.**

- 18. [06958](#) Creating Section 28.06(2)(a)3278. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Construction of 150-Room Hotel; 11th Aldermanic District: 702 North Midvale Boulevard.

Place on File Without Prejudice. This matter was superseded by another version of the project and legislative file, which was approved.

**A motion was made by Bowser, seconded by Cnare, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**

- 19. [07043](#) Consideration of a conditional use to allow construction of a detached garage in excess of 576 square feet in the R2 Single-Family Residence District at 4109 Mandan Crescent. 10th Ald. Dist.

The applicants have withdrawn their request.

**A motion was made by Basford, seconded by Kerr, to Place On File Without Prejudice. The motion passed by voice vote/other.**

- 20. [07229](#) Creating Section 28.06(2)(a)3281 of the Madison General Ordinances rezoning property from Temp A Agriculture to R1 Single-Family Residence District and Section 28.06(2)(a)3282 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District; Proposed Use: 159 Single Family Lots; 2 Multi-Family Lots and 5 Outlots; 9th Aldermanic District: 12003 Mineral Point Road.

Place on File Without Prejudice. This matter was superseded by another version of the project and legislative file, which was approved.

**A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - RECESSED PUBLIC HEARING - PLACE ON FILE WITHOUT PREJUDICE. The motion passed by voice vote/other.**

**BUSINESS BY MEMBERS**

None

**COMMUNICATIONS**

The Commission noted the receipt of communications from Veridian and the Mansion Hill Inn, and an e-mail from City Attorney Michael May to Nan Fey regarding the aforementioned communications. The Commission also acknowledged the receipt of earlier e-mails regarding Edgewood College's dorms on Edgewood Avenue.

**SECRETARY'S REPORT**

Brad Murphy summarized upcoming Plan Commission matters.

**Upcoming Matters - January 28, 2008**

- Tenney Lapham Neighborhood Plan
- East Washington Avenue Capitol Gateway Plan
- 2830 Waunona Way - Conditional for a detached garage on a lakefront parcel

- 901 Lake Court - Conditional use for a detached garage on a lakefront parcel

**Upcoming Matters - February 11, 2008**

- Pumpkin Hollow Neighborhood Development Plan (moved from January 28 at the request of the Commission)
- 333 West Washington Avenue - PUD-GDP to PUD-SIP for Hyatt Place Hotel at Capitol West
- 1314 West Johnson Street - Demolish Randall Tower Apartments for Wisconsin Institute for Discovery/ Morgridge Institute for Research staging and future redevelopment of Union South
- 89 East Towne Mall - Conditional use for an addition to East Towne Mall for a new restaurant with outdoor eating area
- 5101 Unity Way - Conditional use for a planned residential development with 11 rental duplexes
- 2421 South Stoughton Road - Conditional use for a motorcycle/ auto accessory shop

**ANNOUNCEMENTS**

None

**ADJOURNMENT**

**A motion was made by Boll, seconded by Cnare, to Adjourn at 9:30 P.M. The motion passed by voice vote/other.**