



City of Madison

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

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Monday, May 10, 2010

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 7 -

Lauren Cnare; Nan Fey; Judy K. Olson; Michael A. Basford; Eric W. Sundquist; Michael G. Heifetz and Tim Gruber

Excused: 3 -

Michael Schumacher; Julia S. Kerr and Judy Bowser

Fey was chair for this meeting. Ald. Cnare arrived during the informational presentation (Item 1 on the agenda).

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

MINUTES OF THE April 26, 2010 MEETING

On a motion by Sundquist, seconded by Gruber, the Plan Commission approved the minutes of the April 26, 2010 meeting. The motion passed by voice vote/ other.

On a request by Ald. Cnare, Gruber moved and Heifetz seconded a motion to reconsider the approval of the April 26 minutes for the purposes of revising the registrants on Item #1, the informational presentation regarding the proposed grocery store at Grandview Commons, to note that Ronalee Carr, 5932 Gemini Drive, was to be registered in opposition of the proposed development. She was noted as being in support in the draft minutes. The motion to reconsider and to re-approve the minutes to reflect Ms. Carr's intent, passed by voice vote/ other. The April 26 minutes were revised accordingly.

**A motion was made by Gruber, seconded by Heifetz, to Approve the Minutes.
The motion passed by voice vote/other.**

SCHEDULE OF MEETINGS

May 24 and June 7, 21, 2010

SPECIAL ITEM OF BUSINESS

1. [18379](#) Informational presentation by Erdman Real Estate Holdings, LLC regarding a proposed mixed-use development in the southwestern quadrant of University Avenue and N. Whitney Way.

The Plan Commission received an informational presentation regarding the proposed mixed-use development in the southwestern quadrant of University Avenue and N. Whitney Way. No action was taken following the presentation.

Speaking on behalf of the proposed development were Jane Grabowski-Miller, Frank Miller and Jon Snowden, Erdman Development Group, 5117 University Avenue.

Speaking neither in support nor opposition to the proposed development was Janet Loewi, 5642 Lake Mendota Drive, representing the Spring Harbor Neighborhood Association.

Registered in support of the proposed development and available to answer questions was Brian Munson, Vandewalle Associates, 120 E. Lakeside Street, representing Erdman Development Group.

Registered neither in support nor opposition to the proposed development was Shary Bisgard, 1 Julia Circle, representing the Spring Harbor Neighborhood Association.

ROUTINE BUSINESS

2. [18180](#) Authorizing the execution of a Dedication Agreement between the City of Madison and Gerald J. Tigges, and acceptance of a Warranty Deed from Gerald J. Tigges to the City of Madison for the dedication of additional public right-of-way for Lien Road, at no cost to the City of Madison, located at 4701 Lien Road.

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

3. [18204](#) Determining a Public Purpose and Necessity and adopting an Amended Relocation Order for the acquisition of Plat of land interests from Mills, Sauey and the Town of Burke required for the construction of Felland Road Sanitary Sewer Phase 2 Project near Felland Road / Burke Road / Wisconsin & Southern Railroad, located in that part of the South 1/2 of Section 23 and part of the North 1/2 of Section 26, all in Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin. (17th AD)

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

4. [18243](#) Determining a Public Purpose and Necessity and Adopting a Relocation Order for the acquisition of land interests located at 220 Merry Street, 230 Merry Street and 1626 Winnebago Street for the completion of the Yahara River Parkway and Pedestrian Path, and amending the 2010 Parks Division Capital Budget.

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

5. [18254](#) Authorizing the Mayor and City Clerk to execute a lease with Community Action Coalition of South Central Wisconsin, Inc. for a portion of Meadowood Park located at 5800 Thrush Lane for use as community gardens.

A motion was made by Heifetz, 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.

6. [18256](#) Authorizing the Mayor and City Clerk to execute a lease with Community Action Coalition of South Central Wisconsin, Inc. for a portion of Hammersley Park located at 6120 Hammersley Road for use as community gardens.

A motion was made by Heifetz, 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.

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.

Zoning Map Amendments

7. [15931](#) Creating Section 28.06(2)(a)3451. of the Madison General Ordinances rezoning property from C1 Limited Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3452. 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 Office Building for Construction of New 3-Story Office Building; 6225 University Avenue: 19th Aldermanic District.

The Plan Commission recommended that the Common Council place this matter on file without prejudice at the request of the applicant. The motion passed by voice vote/ other.

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

8. [18043](#) Creating Section 28.06(2)(a)3485. of the Madison General Ordinances rezoning property from PUD (GDP) Planned Unit Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan). Proposed Use: Minor Expansion of Approved SIP to add Driveway and Additional Surface Parking; 8th Aldermanic District, 8101-8119 Mayo Drive

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

Registered in support of this request and available to answer questions was Don Schroeder, Knothe Bruce Architects, 7601 University Avenue, Middleton, representing the applicant, Stone House Development.

9. [18048](#) SUBSTITUTE Creating Section 28.06(2)(a)3483. of the Madison General Ordinances rezoning property from R5 General Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3484. 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 UW Physical Plant Building and Construct Biomass Fuel Handling and Storage Facility on East Side of North Mills Street; Renovate and Expand North Charter Street Plant to Burn Biomass and Gas. 8th Aldermanic District; 115 North Mills Street and 117 North Charter Street.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That a condition of approval (#53) be added that there shall be no idling of trucks over 5 minutes within the development.
- That condition #2 of the Report to the Plan Commission be revised to now read: "When commuter rail plans are finalized and whenever freight train schedules change, that the University reopen discussions with the Planning Division, City Traffic Engineer, and City Engineer to propose how the University Charter Street Heating Plant operations will accommodate commuter rail and freight train schedule changes."

The motion passed by voice vote/ other.

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

Speaking in support of the project were Alan Fish & Gary Brown, University of Wisconsin-Madison, 610 Walnut Street, and Robert Mangas, Potter Lawson, Inc., 15 Ellis Potter Court, representing the University.

Registered in support of the project and available to answer questions were: John Harrod, University of Wisconsin-Madison, 1217 University Avenue; Paul Schwartz, Middough Engineering, 700 Commerce Drive, Oak Brook, Illinois, and Horacio A. Larios, 141 N. Jackson Street #220, Milwaukee, both representing the University.

Conditional Use/ Demolition Permits

10. [18002](#) Consideration of a demolition permit to allow a single-family residence to be razed and a new office to be constructed at 4622 Dutch Mill Road. 16th 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 Gruber, seconded by Heifetz, to Approve. The motion passed by voice vote/other.

Registered in support of this request and available to answer questions were: Steven R. Ring, 4916 Triangle Street, McFarland, representing the applicants, the State of Wisconsin Veterans of Foreign Wars; Robert W. Gile, 4555 Martha Lane on behalf of the VFW; Joe Ellis, 5402 Painted Post Drive, and; Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.

Registered in support but not wishing to speak was Steve Lawrence, 4676 Cottage Grove Road.

11. [18342](#) Consideration of a conditional use for an outdoor eating area to serve a restaurant/ coffeehouse at 3918 Monona Drive. 15th 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 Sundquist, seconded by Cnare, to Approve. The motion passed by voice vote/other.

Registered in support of this request and available to answer questions was the applicant, Shari Olson, 5048 Monona Drive, Monona.

Registered in support but not wishing to speak was Owen Smith, 712 Orion Trail, representing the applicant.

12. [18343](#)

Consideration of a conditional use to allow auto sales in the M1 Limited Manufacturing District at 911 Stewart Street. 14th 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 Olson, to Approve. The motion passed by voice vote/other.

There were no registrants on this item.

Planned Unit Development Alteration

13. [18344](#)

Consideration of a 24-month extension for implementation of an approved Planned Unit Development located at 6509 Normandy Lane. 19th Ald. Dist.

The Plan Commission granted a 24-month extension to commence construction of the approved Planned Unit Development until July 17, 2012 contingent on the applicant recording the approved PUD by July 17, 2010. The motion passed by voice vote/ other.

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

There were no registrants on this item.

BUSINESS BY MEMBERS

Eric Sundquist noted that he recently attended a recent 1000 Friends of Wisconsin presentation regarding the 10th anniversary of the State's Smart Growth legislation and was inquiring whether the Plan Commission would schedule a discussion with the City Attorney's Office about how that legislation and its consistency requirements applied to Plan Commission matters.

Mr. Sundquist also inquired of staff whether the Plan Commission needed to take any action with regard to the communication noted on the agenda from John Rolfsmeyer regarding the conditional use approvals for Plan B Nightclub at 924 Williamson Street. Brad Murphy indicated that he would talk with Matt Tucker regarding the status of the conditional use approvals. Mr Sundquist asked that staff provide the Commission with an update on the status of their approvals. Mr. Murphy stated that staff would follow-up at the next Plan Commission meeting.

COMMUNICATIONS

SECRETARY'S REPORT

Brad Murphy noted the upcoming Plan Commission agenda items.

Upcoming Matters - May 24, 2010

- 1208-1214 Spring Street - R5 to PUD-GDP-SIP & Demolition Permit to demolish 3 existing residences to allow construction of an 87-unit apartment building
- 88 Hawks Landing Circle - Conditional use alteration to construct an addition to existing clubhouse and and new indoor tennis and swim facility at Hawks Landing Golf Club
- 237 Langdon Street - Conditional use to construct new lodging house and fraternity
- 602 Everglade Drive - Conditional use alteration to increase student capacity limit for existing parochial school from 60 to 140 students
- 105 Merrill Crest - Demolition Permit to demolish single-family residence to create open space and

parking for adjacent church

Upcoming Matters - June 7, 2010

- 102 North Randall Avenue - Conditional use to demolish a one-story commercial building to allow parking lot addition for Stadium Bar, including alteration to conditional uses for outdoor recreation area and football beer garden
- 1240 East Washington Avenue - Conditional use for a contractors shop in C3 zoning

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Cnare, seconded by Basford, to Adjourn at 8:00 p.m.
The motion passed by voice vote/other.**