



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

*This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

---

Monday, April 26, 2010

5:30 PM

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

---

### CALL TO ORDER/ROLL CALL

The meeting was called to order 5:35 p.m.

**Present:** 11 -

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

**Excused:** 1 -

Douglas J. Pearson

Fey was chair for this meeting. Ald. Kerr arrived after approval of the April 12, 2010 minutes. Heifetz arrived after the Plan Commission considered appointments.

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Michael Waidelich and Tim Parks, Planning Division; Don Marx, Office of Real Estate Services, and; Mario Mendoza, Mayor's Office.

### MINUTES OF THE April 12, 2010 MEETING

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

### SCHEDULE OF MEETINGS

May 10, 24 and June 7, 21, 2010

### SPECIAL ITEMS OF BUSINESS

- Plan Commission appointments to the Long Range Transportation Planning Committee and Joint Southeast Campus Area Committee: The Plan Commission appointed Tim Gruber to the Joint Southeast Campus Area Committee pending his reappointment to the Plan Commission. The Commission did not make an appointment to the Long Range Transportation Planning Committee at this meeting. Ald. Kerr noted that she was preparing to introduce an ordinance to reduce the number of Plan Commission members on LRTPC from three to two, which would obviate the need for this appointment if adopted.

- On a motion by Ald. Cnare, seconded by Olson, the Plan Commission confirmed Ald. Kerr's appointment to serve on the State Street Design Project Oversight Committee. The motion passed by voice vote/ other.

1. [18201](#)

Informational presentation regarding the development of a grocery store on Cottage Grove Road in Grandview Commons

The Plan Commission received an informational presentation regarding the proposed development of a grocery store on Cottage Grove Road in Grandview Commons. No action was taken following the presentation.

Speaking on behalf of the proposed grocery store were: David Simon, Veridian Homes, 6801 South Towne Drive; Brian Munson, Vandewalle Associates, 120 E. Lakeside Street, representing Veridian

Homes and Rollie Winter Associates (the developer of the proposed grocery store); Dan Brinkman, 2150 CTH BN, Stoughton; Dan Day, D'Onofrio Kottke & Associates, Inc., 7530 Westward Way, also representing Veridian Homes and Rollie Hunter Associates; Max Dickman, 875 E. Wisconsin Avenue, representing Grandview Commons; Michael Schmitt, 21045 Oak Ridge Court, representing Grandview Commons; David Farrell, N58 W24344 Clover Drive, Waukesha, representing Grandview Commons; Sheldon S. Frank, 618 Jupiter Drive #4014; Mickey Buhl, 617 Milky Way; Kathryn Finkelmeyer, 706 Copernicus Way; Gilbert Splett, 714 Malvern Hill Drive; Scott Frank, 7806 Betsy Lane; Tim Allen, 734 North Star Drive, and; David Baum, 311 E. Chicago Avenue, Milwaukee.

Speaking in opposition to the proposed grocery store were: Mark Daugherty, 5912 Gemini Drive; Deborah Dawson, 554 Apollo Way, representing the Grandview Commons II Condominium Association; Don Saal, 622 Copernicus Way; Robert Hogan, 6025 Sharpsburg Drive; Kindra Goehler, 649 Orion Trail; Barbara Davis, 729 Orion Trail; Heather McFadden, 617 North Star Drive; Cindy Glaeden-Knott, 802 Callisto Drive; John & Mary Driscoll, 801 McLean Drive; John Vardallas, 710 McLean Drive; Jan Holmes, 817 McLean Drive, and; Tony Peterangelo, 721 North Star Drive.

Speaking neither in support nor opposition to the proposed grocery store was Alisa Allen, 734 North Star Drive.

Registered in support of the proposed grocery store and available to answer questions were: Roger Anderson, 549 Galileo Drive; Jane Vorhees, 618 Jupiter Drive #4002, and; Tonya Nye, 742 North Star Drive.

Registered in opposition to the proposed grocery store and available to answer questions was Michael Knott, 802 Callisto Drive.

Registered in support but not wishing to speak were: Chris Winter, Rollie Winter Associates, 4820 Tanglewood Drive, Appleton; Virginia Frank, 618 Jupiter Drive #4014; Jeff Fuller, 6213 Vicksburg Road; Janice Munizza, 6105 Vicksburg Road; Greg Miller, 6105 Vicksburg Road; Troy Nye, 742 North Star Drive; Frank J. LaPin, 9 Harrington Court; Jenny Kurt, 537 North Star Drive; Dan Haiden, 620 McLean Drive; Jeffrey S. Wunderlin, 620 McLean Drive, and; Mark Proeschel, 618 Jupiter Drive, representing Oak Park Place, The Arbors.

Registered in opposition but not wishing to speak were: Diane Flynn, 1306 Manassas Trail; Paul Reilly, 1218 Alexandria Lane; Anna Tumarkin, 6013 Sharpsburg Drive; Kris Kalb, 6109 Sharpsburg Drive; Casey & Larry Moen, 6006 Sharpsburg Drive; Sue Allfrey, 6009 Sharpsburg Drive; Dean Matuszak, 738 McLean Drive; Geoff Hoffman, 630 Copernicus Way; Tammy & Joe Wirag [No Address Given], owners of the Sentry Foods at Cottage Grove Road and Acewood Boulevard; Tammy Rozek, 5922 Gemini Drive; Shawn O'Dell, 710 Orion Trail; Brett Dougherty, 5928 Gemini Drive; Ronalee Carr, 5932 Gemini Drive; Peter Anderson, 809 Callisto Drive; Katie Peterangelo, 721 North Star Drive; Nicole Jenkel, 617 North Star Drive, and; Andrea L. Hartwig, 6001 Kilpatrick Lane.

Registered neither in support nor opposition but not wishing to speak were Dave deFelice, 6302 Dominion Drive and Ryan Jennissen, 6626 Carlton Drive.

## ROUTINE BUSINESS

2. [17861](#) Recommending that the public railroad crossings at Blount Street, Breatly Street and Livingston Street remain open to motor vehicles, bicycles and pedestrians.

**A motion was made by Olson, seconded by Kerr, to Return to Lead with the Recommendation for Approval to the LONG RANGE TRANSPORTATION PLANNING COMMITTEE. The motion passed by voice vote/other.**

Registered in support of the resolution was Scott Thornton, 1104 Jenifer Street, representing the Marquette Neighborhood Association.

3. [17879](#) Authorizing the disposal of surplus right-of-way property at 6002 Cottage Grove Road adjacent to property owned by Grandview Land, LLC.

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

- 4. [17888](#) Authorizing the intra-city transfer of a parcel of land at the intersection of Lien Road and North Thompson Road from unused land area to public street right-of-way use, located at 4801 Lien Road.

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

- 5. [18046](#) Authorizing the execution of a Declaration of Public Water Main Easement pertaining to lands located within Knollwood Conservancy Park.

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

- 6. [18100](#) Authorizing the Common Council to accept ownership from Capitol Neighborhoods Inc. of decorative garden plantings located at three existing neighborhood entrance sign sites located on City-owned lands, in the Bassett Neighborhood area.

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

- 7. [18116](#) Authorizing the execution of an Offer to Gift Real Estate between the City of Madison and the Center for Resilient Cities and Central Park Skate, LLC for two parcels located at 201 South Ingersoll Street and 215 South Breatly Street for the future Central Park.

A motion was made by Olson, seconded by Kerr, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by the following vote:

**Excused:** 1 -  
Douglas J. Pearson

**Recused:** 1 -  
James C. Boll

**Ayes:** 7 -  
Michael Schumacher; Lauren Cnare; Julia S. Kerr; Eric W. Sundquist; Judy K. Olson; Judy Bowser and Michael A. Basford

**Non Voting:** 3 -  
Michael G. Heifetz; Tim Gruber and Nan Fey

Registered in support of the resolution was Scott Thornton, 1104 Jenifer Street, representing the Marquette Neighborhood Association.

**OLD BUSINESS**

- 8. [17779](#) Creating Section 28.06(2)(a)3479. 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)3480. 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: Demolish Single-Family Home at Rear of Lot to Allow Accessory Building with Dwelling Unit; 4th Aldermanic District: 430 West Dayton Street.

The Plan Commission recommended approval of the amended PUD zoning of the property subject to the revised floorplans for the proposed accessory building dated April 26, 2010 and the comments and conditions contained in the Plan Commission materials. The motion passed by the following vote: AYE: Ald. Cnare, Ald. Schumacher, Boll, Bowser, Olson, Sundquist; NAY: Ald. Kerr, Basford; NON-VOTING: Fey, Heifetz, Gruber).

**A motion was made by Olson, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by the following vote:**

- Excused:** 1 -  
Douglas J. Pearson
- Ayes:** 6 -  
Michael Schumacher; Lauren Cnare; Eric W. Sundquist; Judy K. Olson; James C. Boll and Judy Bowser
- Noes:** 2 -  
Julia S. Kerr and Michael A. Basford
- Non Voting:** 3 -  
Michael G. Heifetz; Tim Gruber and Nan Fey

Speaking in support of the project was the applicant, Brandon Cook, 117 S. Bassett Street and Matt Aro, Aro Eberle Architects, 116 King Street, representing Mr. Cook. Also speaking in support was Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Registered in support of the project and available to answer questions was Jeffrey Wills, 212 N. Broom Street, representing the Mifflin West Neighborhood Association.

**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 Amendment**

- 9. [17780](#) Creating Section 28.06(2)(a)3481. of the Madison General Ordinances rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and

creating Section 28.06(2)(a)3482. 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 3 Existing Residences to Allow Construction of an 87-Unit Apartment Building; 8th Aldermanic District: 1208-1214 Spring Street.

The Plan Commission recommended referral pending a recommendation from the Urban Design Commission.

**A motion was made by Kerr, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.**

### Conditional Use/ Demolition Permits

10. [17824](#) Consideration of a major alteration to an approved conditional use to allow for an additional parking reduction and the addition of an outdoor eating area for a nightclub at 924 Williamson Street. 6th Ald. Dist.
- The Plan Commission moved separation of this item and took the following actions on the subject requests for 924 Williamson Street:
- On a motion by Olson, seconded by Ald. Kerr, the Plan Commission approved the fencing/screening plan for the parking lot based on the plans for the same in the Plan Commission materials and the agreement signed by the owner of the subject property and the owner of the adjacent property owner. The motion passed by voice vote/ other.
  - On a motion by Ald. Cnare, seconded by Bowser, the Plan Commission found that the conditional use standards were met and granted approval of the parking reduction requested subject to the comments and conditions contained in the Plan Commission materials by the following vote: AYE: Ald. Cnare, Bowser, Basford, Boll, Sundquist, Olson; NAY: Ald. Kerr, Ald. Schumacher; NON-VOTING: Fey, Gruber, Heifetz.
  - On a motion by Ald. Cnare, seconded by Olson, the Plan Commission found that the conditional use standards were not met and denied the applicant's request for approval of an outdoor eating area for the nightclub. Instead, the Plan Commission approved a conditional use plan modification to allow the establishment of a smoking enclosure as shown in the applicant's materials, with a maximum capacity of 47 persons and with no outdoor consumption of food or beverage. The approval of the plan modification was granted subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.
- A motion was made by Olson, seconded by Kerr, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the request was the applicant, Rico Sabatini, 3923 Claire Street, and the following: Scott Thornton, 1104 Jenifer Street, representing the Marquette Neighborhood Association; Matt Aro, Aro Eberle Architects, 116 King Street, representing the applicant; Tammy Marx, 901 1/2 Williamson Street; Myriah Bloomberg, 447 W. Wilson Street, and; Chuck Chvala, 44 E. Mifflin Street, Suite 802, the owner of the subject property.
- Speaking in opposition to the request were: John Rolfsmeyer, 936 Williamson Street; Dick Guyot, 936 Jenifer Street; Steve & Tracy Gallo, 916 Jenifer Street, and; Lynn Lee, 924 Jenifer Street.
11. [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 referred this matter to May 10, 2010 pending final approval by the Urban Design Commission.
- A motion was made by Bowser, seconded by Cnare, to Rerefer to the PLAN COMMISSION, due back on 5/10/2010. The motion passed by voice vote/other.**

12. [18191](#) Consideration of a demolition permit to allow a commercial building to be demolished with no proposed use at 1229 Applegate Road. 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 Olson, seconded by Cnare, to Approve. The motion passed by voice vote/other.**  
Registered in support of the request was the applicant, John Hogerty, Bergstrom Automotive Group, 1 Neenah Center, Neenah.
13. [18192](#) Consideration of a conditional use for an outdoor eating area to serve a restaurant at 1262 John Q. Hammons Drive. 9th 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 Bowser, seconded by Kerr, to Approve. The motion passed by voice vote/other.**  
Registered in support of the request were Kevin Lederer, 7203 Stoneland Court, Middleton, representing Capitol Hospitality, LLC/ Sprecher's, and Andrew Van Haren, 4707 Bronner Road, Middleton.  
Registered in support but not wishing to speak was Jeff Eaton, Iconica, 901 Deming Way, Suite 101, representing Capitol Hospitality, LLC/ Sprecher's.

## BUSINESS BY MEMBERS

Ald. Kerr acknowledged Jim Boll's years of service to the Plan Commission and his keen sense of style. The rest of the Plan Commission joined in applauding Mr. Boll on the occasion of his last meeting as a member of the Commission.

## COMMUNICATIONS

Fey noted that she was contacted by a person seeking information on a HUD planning grant contact. She passed the request onto staff.

Gruber noted that he was contacted by a friend regarding the proposed grocery store at Grandview Commons. He asked that the friend send his comments to staff to provide to the Commission, which the friend did.

## SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission matters and provided the Commission with an update on the Zoning Code re-write, including that three staff memos on the draft Zoning Code would be forthcoming in the next few weeks.

## Update on Zoning Code Re-write and Schedule

### Upcoming Matters - May 10, 2010

- 115 North Mills Street & 117 North Charter Street - R5 & C3 to PUD-GDP-SIP & Demolition Permit for the demolition of the existing UW Physical Plant Building to allow construction of biomass fuel handling and storage facility on east side of Mills Street and the renovation and expansion of the Charter Street Plant to burn biomass & natural gas
- 8101-8119 Mayo Drive - PUD-GDP & PUD-SIP to Amended PUD-SIP to allow minor expansion of approved SIP to add driveway and additional surface parking
- 3918 Monona Drive - Conditional use for an outdoor eating area for restaurant/coffee house
- 911 Stewart Street - Conditional use for auto sales in M1 zoning
- 6509 Normandy Lane (southwestern corner of S. Yellowstone Drive) - Time extension for PUD approved in 2007

**Upcoming Matters - May 24, 2010**

- 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

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Boll, seconded by Kerr, to Adjourn at 10:15 p.m. The motion passed by voice vote/other.**