



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, July 6, 2009

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 -  
Michael Schumacher; Nan Fey; Eric W. Sundquist; Judy K. Olson; Michael A. Basford; Michael G. Heifetz; Tim Gruber and Douglas J. Pearson

**Excused:** 4 -  
Lauren Cnare; Julia S. Kerr; James C. Boll and Judy Bowser

Fey was chair for the meeting. Ms. Olson arrived during the Zoning Code Rewrite Update, prior to the start of the public hearing.

Staff Present: Mark A. Olinger, Secretary; Brad Murphy, Kevin Firchow, and Rick Roll, Planning Division.

### MINUTES OF THE June 15, 2009 MEETING

**A motion was made by Basford, seconded by Gruber, to Approve the Minutes. The motion passed by the following vote:**

**Excused:** 4 -  
Lauren Cnare; Julia S. Kerr; James C. Boll and Judy Bowser

**Ayes:** 5 -  
Michael Schumacher; Judy K. Olson; Michael A. Basford; Michael G. Heifetz and Tim Gruber

**Abstentions:** 1 -  
Eric W. Sundquist

**Non Voting:** 2 -  
Douglas J. Pearson and Nan Fey

### SCHEDULE OF MEETINGS

Regularly scheduled meetings: July 20 and August 3, 17, 2009. Planning Division staff will propose dates for future work sessions for the Zoning Code Rewrite at the next Plan Commission meeting.

### SPECIAL ITEM OF BUSINESS

On a motion by Heifetz, seconded by Gruber, the Commission unanimously voted to recommend the appointment of James Boll to the Long Range Transportation Planning Commission.

### ZONING CODE REWRITE UPDATE

Staff provided an overview of the proposed Special Districts, Overlay Districts, and Procedures Section.

## ROUTINE BUSINESS

1. [14996](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for the construction of Felland Road Sanitary Sewer Phase 2 and Stormwater Management 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 Schumacher, seconded by Gruber, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

2. [15089](#) Vacation/Discontinuance of a portion of Wright Street from Mitchell Street north to previously vacated Miller Street, being located in part of the Southeast ¼ of the Northeast ¼ and part of the Northeast ¼ of the Northeast ¼ of Section 29, Town 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, and authorizing the Mayor and City Clerk to accept a public easement from Dane County necessary to allow continued City of Madison access and any other incidental easement rights necessary to maintain the existing Lift Station No. 22 located at 2722 Wright Street as it remains in full operation. (17th AD)

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

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

The public hearing began at 6:22 pm.

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

3. [14883](#) Creating Section 28.06(2)(a)3434. 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: Approval of Final Plans to Allow Construction of 14,000 Square Foot Office Building; 4th Aldermanic District: 159-171 Proudfit Street/701-737 Lorillard Court.  
  
Approval recommended subject to the comments and conditions contained in the Plan Commission materials. The motion passed unanimously.

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

Registered in support and available to answer questions was Marc Schellpfeffer and Chris Schramm, Urban Land Interests, 10 E. Doty Street, Suite 300.

4. [14884](#) Creating Section 28.06(2)(a)3435. of the Madison General Ordinances rezoning property from A Agriculture District and PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to R2T Single-Family Residence District. Proposed Use: Demolish or Remove 3 Existing Single-Family Houses and Rezone and Subdivide Site into a Total of 6 Single-Family Lots; 3rd Aldermanic District: 6202-6210 Cottage Grove Road.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials. The motion passed unanimously.
- A motion was made by Heifetz, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

#### Land Divisions

5. [15234](#) Approving a Certified Survey Map of property owned by Great Neighborhoods, Inc. located at 6202-6206 Cottage Grove Road. 3rd Ald. Dist.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials. The motion passed unanimously.
- A motion was made by Heifetz, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
6. [15235](#) Approving a Certified Survey Map of property owned by Premium Real Estate, LLC located at 6210 Cottage Grove Road. 3rd Ald. Dist.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials. The motion passed unanimously.
- A motion was made by Heifetz, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
- Items 4 through 6 were considered together. Registered in support of these items and available to answer questions was the applicant Don Esposito, Veridian Homes, 6801 South Towne Drive, and Brian Munson, Vandewalle and Associates, 120 E. Lakeside Drive, representing the applicant.
7. [15236](#) Approving two Certified Survey Maps of property owned by Homburg Farms, LLC located on both sides of Vilas Hope Road at Jahnke Road in the Town of Cottage Grove in the City's extraterritorial plat approval jurisdiction, including the dedication to the City of two lots for a future bike path.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials. The motion passed unanimously.
- A motion was made by Heifetz, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was Peter Lewis, P.O. Box 665, Sauk City and Mary Zickermann, Wisconsin Department of Natural Resources, 3911 Fish Hatchery Road.

**Conditional Use/ Demolition Permits**

8. [15036](#) Consideration of a demolition permit to allow demolition of a single-family residence with no proposed use at 6202 North Highlands Avenue. 19th Ald. Dist.  
This item was placed on file without prejudice at the request of the applicant.  
**A motion was made by Basford, seconded by Gruber, to Place On File Without Prejudice. The motion passed by voice vote/other.**  
There were no registrations on this item.
9. [15038](#) Consideration of a conditional use for an outdoor eating area to serve a tavern located at 2609 East Washington Avenue. 15th Ald. Dist.  
The Plan Commission found that the standardards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials.  
**A motion was made by Olson, seconded by Gruber, to Approve. The motion passed by voice vote/other.**  
Speaking in support of this item was the applicant, Bill Rogers, 658 South Midvale Boulevard, and Carl DuRocher, 1441 Williamson Street.
10. [15237](#) Consideration of a conditional use to allow construction of an addition to an existing church resulting in a building over 10,000 square feet in the R1 Single-Family Residence District at 5202 Cottage Grove Road. 3rd Ald. Dist.  
The Plan Commission found that the standardards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials.  
**A motion was made by Olson, seconded by Gruber, to Approve. The motion passed by voice vote/other.**  
Registered in support and available to answer questions was Joseph J. Stadelman, Angus-Young Architects, 555 South River Street, Janesville, representing the applicant.

**BUSINESS BY MEMBERS**

Nan Fey thanked Pat Anderson and Zoning Staff for providing information for other critical zoning issues in the staff reports and encouraged this information to be provided in future reports. Chair Fey also indicated that there should, at some point, be a discussion on the use of porous paving.

**COMMUNICATIONS**

Nan Fey noted she had recieved a copy of the Environmental Impact Statement for the new South Campus Union.

**SECRETARY'S REPORT**

Brad Murphy summarized the upcoming matters.

**Upcoming Matters - July 20, 2009**

- Amendment to Tax Incremental District (TID) 39.
- 2055 Woods Road - Temp A to R1, Preliminary Plat & CSM for Hawks Woods Estates creating 21 single-family lots and 1 outlot; CSM with 2 lots
- 115-117 South Bassett Street - R6 to PUD-GDP-SIP to allow renovations and additions to 2 buildings creating 7 multi-family units
- 2501 West Beltline Highway - Conditional use for an outdoor eating area for a restaurant
- 205 Judd Street - Demolish fire-damaged single-family residence and construct new residence
- 4246 Daentl Road - ETJ Certified Survey Map to create 3 lots in the Town of Burke

- 3023 CTH BB - ETJ Certified Survey Map to create 2 lots in the Town of Cottage Grove
- 119 North Butler Street & 120-124 North Hancock Street - PUD-SIP Alteration
- MGO to require recycling of construction and demolition site waste.

**Upcoming Matters - August 3, 2009**

- (Tentative) 430 South Thornton Avenue et al - R4 to PUD-GDP-SIP to relocate existing 2-unit building, construct underground parking and new 4-unit
- (Tentative) 1148 Jenifer Street - R4A & R4L to PUD-GDP-SIP to relocate 2-unit from South Thornton Avenue onto vacant property
- 8101-8119 Mayo Drive - PUD-GDP to PUD-SIP to construct two residential buildings with a total of 88 apartment units
- 9414 Silicon Prairie Parkway - A to RPSM; Silicon Prairie Community Plat -Preliminary & Final Plats creating 9 commercial/industrial lots and 1 outlet
- 1421 MacArthur Road - Certified Survey Map Referral to create 2 single-family lots (follow-up to rezoning of property in November 2008)
- 1300 Linden Drive - Demolish two buildings to allow an addition to UW School of Human Ecology
- (Tentative) 5722 Lake Mendota Drive - Demolish single-family residence to provide open space for adjacent residence
- 4002-4058 Kipp Street - Conditional Use to construct truck terminal/waste transfer station
- 5756 Portage Road - ETJ Certified Survey Map to create 3 lots in Town of Burke

**ANNOUNCEMENTS**

None.

**ADJOURNMENT**

**A motion was made by Heifetz, seconded by Schumacher, to Adjourn at 8:17 pm. The motion passed by voice vote/other.**