



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

Monday, August 4, 2008

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 7 -

Judy Bowser; Eric W. Sundquist; Tim Gruber; Lauren Cnare; James C. Boll;
Michael A. Basford and Michael G. Heifetz

Excused: 4 -

Julia S. Kerr; Nan Fey; Judy K. Olson and Beth A. Whitaker

Boll was chair for the meeting. Ald. Cnare arrived following the approval of the minutes and during the Secretary's Report.

Staff present: Brad Murphy & Tim Parks, Planning Division; Dan McCormick, Traffic Engineering Division, and; Mario Mendoza, Mayor's Office.

MINUTES OF THE July 21, 2008 MEETING

The Plan Commission approved the minutes with the following revision:

- That the action on ID #10845, rezoning 520 E. Johnson Street from PUD-GDP to PUD-SIP be revised to note that a motion was made by Kerr, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The result was errantly entered as recommendation to place the matter on file. The action will be corrected and reported to the Common Council accordingly.

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

SCHEDULE OF MEETINGS

August 18 and September 15, 2008

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/Subdivisions

1. [10643](#) Creating Section 28.06(2)(a)3367. 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: Final Plans to Construct a Mixed-Use Building with 100 Apartments and Retail; 11th Aldermanic District: 515 South Midvale Boulevard.

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

- That the rain garden shown along the northern property line be relocated to the eastern property line to the extent possible.
- That access to the underground parking level be provided by a workable, all-season driveway from S. Midvale Boulevard as approved by staff from the Planning Division and Traffic Engineering Division. (The Commission encouraged the driveway design to be approved by staff prior to the project returning to the Urban Design Commission for final approval.)
- That as much open space and land for drainage be provided along the northern property line as possible given the S. Midvale Boulevard driveway option approved.
- That the stormwater management plan for the development be approved to ensure that there will be no flooding impact on the apartment project located to the north.
- That there be no impact from headlights exiting the underground parking level on the apartment project to the north.

The motion to approve followed an earlier motion by Bowser, seconded by Ald. Cnare to refer the project to allow the applicant to explore relocating the rain gardens to the east side of the site and providing a workable parking entrance from S. Midvale Boulevard. The motion to refer failed unanimously by voice vote/other.

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

Speaking in support of the project were: Joseph Krupp, Midvale Plaza Joint Venture, 2020 Eastwood Drive, the developer; John Lichtenheld, Schreiber Anderson Associates, 717 John Nolen Drive and Bruce Simonson, 1410 Cowart Street, Chattanooga, Tennessee, both representing Midvale Plaza Joint Venture. Karyl Lynn Bruckner, 418 Toepfer Avenue; Scott Kelly, 5103 Tonyawatha Trail, Monona; Chris Armstrong, 5803 Auburn Drive, Fitchburg, and; Erin Raddemann, 2822 Brandon Road all registered in support and wished to defer their allotted time to Mrs. Krupp, Lichtenheld and Simonson. In return, the Commission granted Krupp, Lichtenheld and Simonson each six minutes to present.

Speaking in opposition to the project were: Earl Reichel, 4306 Tokay Boulevard; Kevin Conlin, 449 Caromar Drive; Edward Cranley, 658 York Street, speaking on behalf of Fiona Cranley, 533 Caromar Drive; Wynn Davies, 537 Caromar Drive; Bonnie McMullen-Lawton, 555 Chatham Terrace; Anna Strenski, 4317 S. Owen Drive; Susanne Ripplewelke, 454 Clifden Drive, and; Joan Yagla, 538 Woodside Terrace.

Registered in opposition to the project but not wishing to speak were: Paul Cerruti, 549 Caromar Drive; Deb Spry, 517 Caromar Drive; Elizabeth Cranley, 533 Caromar Drive; Jane Kosolcharoen, 505 Caromar Drive; Brett Darrow, 4312 S. Owen Drive; Francis Chittick 513 Caromar Drive, and; Loree Davies, 537 Caromar Drive.

Conditional Uses/ Demolition Permits

2. [11409](#) Consideration of a demolition permit to allow demolition of a former gas station/auto repair garage at 2502-2514 Fish Hatchery Road and construction of a parking lot expansion for an adjacent industrial building. 14th 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 Sundquist, to Approve. The motion passed by voice vote/other.
Registered in support of the request and available to answer questions was Mark Braithwaite, 4809 Maher Avenue, representing the applicants, Vita Plus, 2514 Fish Hatchery Road.
3. [11410](#) Consideration of a major alteration to an existing conditional use to allow construction of an addition to a single-family residence on a lakefront lot at 2604 Waunona Way. 14th 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 Heifetz, seconded by Bowser, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was Ernest Holstein, 6513 Aspen Court, Waunakee, representing the applicants, Don & Linda Anderson, 2604 Waunona Way. Don Anderson was present and registered in support and available to answer questions.

4. [11411](#)

Consideration of a demolition permit to allow a second, nonconforming cottage to be demolished to facilitate a lot line adjustment at 5100 Spring Court. 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.

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

Registered in support of the request and available to answer questions were Bill & Wendy Margetis, 5050 Lake Mendota Drive, representing the applicant, Mary Margetis, 4715 Sheboygan Avenue, #321.

5. [11412](#)

Consideration of a conditional use to allow construction of an addition to 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 Basford, seconded by Heifetz, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions were Gary Brown & Julie Grove, University of Wisconsin, 610 Walnut Street and Dan Beyer, Continuum Architects & Planners, 220 S. First Street, Milwaukee, representing the University.

6. [11413](#)

Consideration of a conditional use, planned commercial site to allow construction of a hotel and restaurant in excess of 40,000 square feet with an outdoor eating area at 822-844 John Nolen Drive. 14th Ald. Dist.

The Plan Commission referred this matter at the request of the applicant to allow the project to receive final approval from the Urban Design Commission.

A motion was made by Cnare, seconded by Gruber, to Rerefer to the PLAN COMMISSION, due back on 8/18/2008. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

Demolition Definition Discussion

The Plan Commission held a brief discussion regarding the March 26, 2008 memo to the Commission from Brad Murphy regarding the definition of "demolition" during which members of the Commission indicated that they felt that a percentage of wall area to be demolished would be a better measure than a percentage of building volume to be demolished. Following the discussion, the Commission directed

staff to prepare a draft zoning text amendment ordinance to bring back for additional discussion and possible sponsorship.

Upcoming Matters - August 18, 2008

- Public hearing on proposed TID # 39 (Stoughton Road)
- 4409-4441 Bellgrove Lane - R4 to R2 & a preliminary & final plat replatting five multi-family lots into seven single-family lots
- 6403-6504 Femrite Drive, et al - Final Plat for McAllen 120 Business Park, creating five industrial lots and two outlots
- 5166 Great Gray Drive - Conditional use to construct 4-unit townhome
- 449 State Street, Unit B - Conditional use for the operation of an arcade
- 4718 East Towne Boulevard - Conditional use for an outdoor eating area
- 1000 Bascom Mall - Conditional use for renovation and addition to UW Education Department Building
- 4225 Beverly Road - Conditional use to construct a garage in excess of 576 square feet in the R2 zoning district
- 1602 South Park Street - Conditional use for a temporary parking lot at Madison Labor Temple
- 2 Waubesa Court - Conditional use for a Wall Mural at Goodman Atwood Community Center
- 526 West Wilson Street - Conditional use for the addition of a 25th dwelling unit to an existing 24-unit apartment building
- 1910 Lake Point Drive - Conditional use to convert 4-unit apartment building into community center annex
- 5110 High Crossing Boulevard - Demolish former motorsports shop and construct a fitness center
- 5491 CTH CV - CSM to create two lots in the Town of Burke

Upcoming Matters - September 15, 2008

- 6901 Littlemore Drive - Amended PUD-GDP & PUD-SIP to amend Reston Heights multi-family GDP and SIP approval for 158 apartments
- 5555 High Crossing Boulevard - C2 to C3 to construct a Honda dealership facility

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Basford, to Adjourn at 8:10 p.m. The motion passed by voice vote/other.