



# City of Madison

## Meeting Minutes - Final

### PLAN COMMISSION

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

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Monday, June 18, 2007

5:30 PM

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

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#### ROLL CALL

**Present:** Tim Gruber, Julia S. Kerr, Nan Fey, Sarah Davis, James C. Boll, Judy Bowser, Michael A. Basford, Kelly A. Thompson-Frater and Beth A. Whitaker

**Excused:** Lauren Cnare and Brian W. Ohm

*Fey was chair for the meeting. Davis arrived following approval of the minutes. Boll left following completion of the public hearing and prior to the continuation of the discussion on E. Washington Avenue Capitol Gateway Corridor Plan.*

*Staff present: Mark A. Olinger, Secretary; Brad Murphy, Kevin Firchow & Tim Parks, Planning Division; Joe Stepnik, Real Estate Section; Larry Nelson, City Engineer; Dan McCormick, Traffic Engineering Division, and; Rebecca Cnare, Mayor's Office.*

#### MINUTES OF THE June 4, 2007 MEETING

**A motion was made by Boll, seconded by Basford, to Approve the Minutes.**  
**The motion passed by acclamation.**

#### SCHEDULE OF MEETINGS

*July 9, 23; and August 6, 20, 2007*

#### ROUTINE BUSINESS

1. **06534** Authorizing the execution of a Permanent Limited Easement for Private Driveway Purposes to Mary K. Margetis, across a portion of Merrill Springs Park located at 5102 Spring Court.  
**A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by acclamation.**  
*Registered in support and available to answer questions was Wendy Margetis, 5050 Lake Mendota Drive representing the requester, Mary Margetis, 5100 Spring Court.*
  
2. **06577** Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests within the existing Union Pacific Railroad Co. owned railroad corridor operated by the Wisconsin & Southern Railroad Co. required for the relocation involving the reconstruction / relocation of La Follette Avenue from Winnebago Street to Division Street-Engineering Project No. 53W0387. (6th AD)

**A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**

3. **06576** Determining a Public Purpose and necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for the construction and maintenance of public sanitary sewer interceptor and lift station improvements for the Lower Badger Mill Creek Interceptor Sewer Segment No. 3 from Mid Town Road to County Trunk Highway S (Mineral Point Road) AND Directing the City Engineer to create a needs assessment for the creation of an Impact Fee District to allow for the City Sewer Utility to recover the entire costs of these acquisitions and improvements, as benefiting properties develop and / or connect to the public sewer. (1st and 9th ADs)

**A motion was made by Basford, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**

4. **06471** Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(1) and 10.35, Madison General Ordinances by changing the name of Murray Street, North to East Campus Mall from Regent Street to State Street. (8th AD)

**A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**

## NEW BUSINESS

5. **06628** Authorizing the acceptance of an offer to sell from Andrea and Phillip Gandolf for a residential property located at 10 Yellowstone Court and to authorize the demolition of the property to be utilized for City of Madison park purposes.

*The Plan Commission recommended approval of the substitute resolution with a provision that a Reuse and Recycling Plan be submitted to the Recycling Coordinator for approval prior to the permit for demolition being issued.*

**A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.**

## UNFINISHED BUSINESS

6. **05532** Accepting the Final Report of the East Washington Capitol Gateway Plan Advisory Committee and adopting the East Washington Capitol Gateway Corridor Plan and Urban Design Guidelines as a supplement to the City of Madison Comprehensive Plan, and other City plans to be used to guide future land use and development within the East Washington Capitol Gateway Corridor.

*The Plan Commission referred consideration of the plan to allow staff an opportunity to reconcile the differences between the proposed East Washington Avenue plan and the draft Tenney-Lapham Neighborhood Plan, the East Rail Corridor Plan and the Yahara*

*River Parkway Plan. The Commission asked that the staff be prepared to report its findings no later than the Plan Commission August 6, 2007 meeting.*

**A motion was made by Bowser, seconded by Gruber, to Rerefere to the PLAN COMMISSION. The motion passed by acclamation.**

*Speaking in support of the plan were Ed Clarke, 10 Farmington Court, representing Downtown Madison, Inc., and Ald. Marsha Rummel, 1339 Rutledge Street #2, representing the 6th District.*

*Speaking in opposition to the plan was Peter Wolff, 945 Jenifer Street.*

*Speaking neither in support not opposition were Patrick McDonnell, 441 N. Paterson Street, representing the Tenney-Lapham Neighborhood Association, and Ald. Brenda Konkel, 511 E. Mifflin Street, representing the 2nd District.*

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

### **Annexation**

7. [06590](#) Creating Section 15.01(563) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing to the 18th Aldermanic District the Cherokee Annexation and assigning a temporary zoning classification of A Agriculture District, creating Sections 15.02(143) and (144) of the Madison General Ordinances to assign the attached property to Wards 143 and 144, and amending Section 15.03(18) of the Madison General Ordinances to add Wards 143 and 144 to Aldermanic District 18.

*14 Votes Required*

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

8. [06655](#) Petition dated May 8, 2007 from D. Tiziani, 13 Cherokee Circle re: direct Annexation from the Town of Westport to the City of Madison (Cherokee Park Annexation).

*Accept the Petition.*

**A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER - Accept the Petition. The motion passed by acclamation.**

*Registered in support of the annexation request (Items #7 & 8) was Bill White, 2708 Lakeland Avenue, representing the petitioners, Cherokee Park, Inc.*

### **Conditional Uses**

9. [06722](#) Consideration of a conditional use for an outdoor eating area for a restaurant located at 120 East Wilson Street. 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 Boll, seconded by Basford, to Approve. The motion passed by acclamation.**

*Registered in support of the request and available to answer questions was Christopher Berge, 811 Jenifer Street.*

10. **06723** Consideration of a conditional use for an outdoor eating area for a restaurant located at 6802 Odana Road. 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 Boll, seconded by Bowser, to Approve. The motion passed by acclamation.**

*Registered in support of the request and available to answer questions was Kevin Kavanagh, 2920 Bryant Road.*

11. **06724** Consideration of a conditional use for an outdoor eating area for a restaurant/tavern located at 5404 Raywood Road. 14th Ald. Dist.

*The Plan Commission referred this matter to allow the applicant an opportunity to meet with concerned neighbors and the neighborhood association.*

**A motion was made by Bowser, seconded by Basford, to Rerrefer to the PLAN COMMISSION. The motion passed by the following vote:**

**Excused:** 2 - Cnare and Ohm

**Aye:** 5 - Davis, Bowser, Basford, Whitaker and Thompson-Frater

**No:** 3 - Gruber, Kerr and Boll

**Non Voting:** 1 - Fey

*Speaking in support of the request was the applicant, David Arms, 3138 Ashford Lane.*

*Speaking in opposition to the request were Lorelei Elding, 2625 Waunona Way and Dan O'Connor & Sue Sweet-O'Connor, 2610 Frazier Avenue.*

12. **06725** Consideration of a conditional use for an addition to a single-family residence on a lakefront lot located at 1004 Sherman Avenue. 2nd 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 Boll, seconded by Bowser, to Approve. The motion passed by the following vote:**

**Excused:** 2 - Cnare and Ohm

**Aye:** 6 - Gruber, Kerr, Boll, Bowser, Basford and Whitaker

**No:** 2 - Davis and Thompson-Frater

**Non Voting:** 1 - Fey

*Speaking in support of the project was Andrew Braman-Wanek, 720 Hill Street, representing the applicants, Barbara Swan & Roy Tull.*

## Subdivisions

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13. 06729 Approving a Certified Survey Map of property owned by the Hilldale Building, LLC at 702 N. Midvale Boulevard. 11th Ald. Dist.

*The Plan Commission referred this item to allow the applicant time to submit additional information requested by City staff as part of the review of the proposed subdivision.*

**A motion was made by Thompson-Frater, seconded by Gruber, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**

14. 06730 Approving the preliminary/final plat of Hilldale, Phase 2 located at 702 N. Midvale Boulevard. 11th Ald. Dist.

*The Plan Commission referred this item to allow the applicant time to submit additional information requested by City staff as part of the review of the proposed subdivision.*

**A motion was made by Thompson-Frater, seconded by Gruber, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**

## BUSINESS BY MEMBERS

*None*

## COMMUNICATIONS

*None*

## SECRETARY'S REPORT

*Brad Murphy updated the Plan Commission on a number of draft zoning text amendments that he will be forwarding to the Commission for review and for possible alder sponsorship. He also noted the upcoming matters for the Commission.*

### Upcoming Matters - July 9, 2007

- 5939 Sharpsburg Drive - Amend PUD-GDP for future library
- 8001 Raymond Road - A to O2 for future Meriter clinic
- 119-125 North Butler Street - R6 to PUD-GDP for future apartment building
- 8210 Highview Drive - Amend PUD-GDP-SIP for 58-unit assisted living facility
- 733 Dominion Drive - Preliminary Plat creating 9 single-family lots, 1 school lot and 1 lot for future fire station
- 1501 Monroe Street - C2/C3 to PUD-GDP for 24-unit mixed-use building
- 2501 West Beltline Highway - Demolish buildings for new mixed-use development
- 602 Bear Claw Way - 8-unit townhouse
- 2425 Jeffy Trail - PRD, 30-unit condo development

### Upcoming Matters - July 23, 2007

- 1507 Burningwood Way - PUD-SIP for three duplexes
- 4802 Sheboygan Avenue - Hill Farms redevelopment
- 403 West Lakeside Street - Residential use on first floor in C1 zoning
- 4109 Mandan Crescent - Garage in excess of 576 sq. ft in R2 zoning
- 603 State Street - Walk-up service window for restaurant
- 3802 Mineral Point Road - Conditional use for a radio tower
- 1110-12 East Gorham Street - Demolish/rebuild duplex
- 2110 North Sherman Avenue - Demolish restaurant to build office building

## ANNOUNCEMENTS

*None*

## ADDENDUM

15. [06768](#) Resolution Rescinding AMENDED RES-05-00612, File No. 01281 adopted July 19, 2005, including rescinding of the Relocation Order Map and Schedule of Land Interests for the Mid-State Street Parking Ramp due to fiscal problems related to the estimated construction costs for the proposed ramp.

**A motion was made by Bowser, seconded by Kerr, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**

## ADJOURNMENT

**A motion was made by Kerr, seconded by Bowser, to Adjourn at 8:45 P.M. The motion passed by acclamation.**