



City of Madison

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

Monday, March 10, 2008

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 9 -

Tim Gruber; Lauren Cnare; Nan Fey; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Excused: 1 -

Julia S. Kerr

Fey was chair for this meeting.

Staff present: Brad Murphy & Tim Parks, Planning Division; Arthur Ross, Traffic Engineering Division, and; Ray Harmon, Mayor's Office.

MINUTES OF THE February 25, 2008 MEETING

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

SCHEDULE OF MEETINGS

March 24 and April 7, 2008

ROUTINE BUSINESS

1. [09155](#) Authorizing the acceptance of an Offer to Sell from Wayne J. and Theresa Murphy for a vacant residential property located at 3727 CTH M in the Town of Middleton for the future Junction Road/Mineral Point Road intersection reconstruction project.

A motion was made by Boll, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

2. [09156](#) Authorizing the Mayor and City Clerk to accept Public Water Main easements located within Lots 1 and 2, The American Center Plat, and to execute the partial release of a the Public Water Main Easement located in Lot 2, the American Center Plat.

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

3. [09267](#) Authorizing the Mayor and City Clerk to execute a Subterranean Lease with Pinckney Investment Group, LLC, the owner of property located at 1 South Pinckney Street, to accommodate the existing encroachments of a subterranean parking structure and subterranean office, storage and mechanical spaces into the South Pinckney Street, East Washington Avenue, and South Webster Street public rights-of-way; and authorizing the Mayor and City Clerk to execute a Notice of Termination of Leases pertaining to two existing leases for such subterranean encroachments.

A motion was made by Boll, 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. [09306](#) Accepting a 15-foot wide Public Sanitary Sewer Easement from the Anderson Living Trust, across property located at 5132 Spring Court.

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 voice vote/other.

NEW BUSINESS

5. [08798](#) Adopting the Platinum Biking City Planning Committee's report, "Making Madison the Best Place in the Country to Bicycle" and recommendations contained therein

A motion was made by Cnare, seconded by Basford, to Return to Lead with the Recommendation for Approval to the PEDESTRIAN/BICYCLE/MOTOR VEHICLE COMMISSION. The motion passed by voice vote/other.

Speaking in support of the plan were: Arthur Ross, Traffic Engineering Division, and; Mary Rouse, 1934 Rowley Avenue and Jay Fern, 1201 Hickory Street, co-chairs of the Platinum Bike Planning Committee.

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments

- 6. [08830](#) Amending Section 28.06(1)(h) and creating Sections 28.107(17) through (29) of the Madison General Ordinances to establish Wellhead Protection Districts Nos. 7, 8, 10, 11, 13, 16, 17, 19, 20, 23, 25, 27 and 28.

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

- 7. [08991](#) Creating Section 28.06(2)(a)3339. 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)3340. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Relocate Multi-Family Residence to Site with Three Existing Residential Buildings: 2nd Aldermanic District; 101-109 North Franklin Street.

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

A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Excused: 1 -
Julia S. Kerr

Ayes: 7 -
Lauren Cnare; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Abstentions: 1 -
Tim Gruber

Non Voting: 1 -
Nan Fey

Speaking in support of the project were Bill White, 2708 Lakeland Avenue and J. Randy Bruce, Knothe & Bruce Architects, 7601 University Avenue, Middleton, both representing the applicants, Michael Matty, Renaissance Property Group and John Leja, Ten-Twenty-Two, LLC.

Speaking in opposition to the project was Daniel VanLanen, 1125 Rutledge Street.

Speaking neither in support not opposition to the project was Jack Garver, 813 South Shore Drive.

Mr. Matty, 745 Jenifer Street, was registered in support and available to answer questions.

Conditional Uses/ Demolition Permits

8. [09434](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence at 155 South Brittingham Place. 13th 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 voice vote/other.**
- Speaking in support of the project were the applicants, Mark Ehrlich & Margaret Fagerholm, 155 S. Brittingham Place and their architect, Mark Udvari-Solner, 2631 University Avenue.
- Speaking neither in support nor opposition to the request was Kent Fritz, 153 S. Brittingham Place.
9. [09435](#) Consideration of a conditional use to allow construction of a 131-room hotel at 2702 Crossroads Drive. 17th 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 Whitaker, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project and available to answer questions was Gary Brink, 8401 Excelsior Drive, representing the applicants, Raymond Management Company.
10. [09436](#) Consideration of a major alteration to an existing conditional use to allow a restaurant addition and outdoor seating area at 89 East Towne Mall. 17th 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 Cnare, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project and available to answer questions were: Tammy Rozek, CBL Properties, 89 East Towne Mall; David Glusick, Calkins Engineering, 5010 Voges Road; Russ Kowalski, 4701 Lafayette Drive, and; Bill White, 2708 Lakeland Avenue, all three representing CBL Properties, and; David Brown, 2625 Research Park Drive, Fitchburg.

Subdivisions

11. [09437](#) Approving the final plat of Tradesmen Commerce Park located at 4131 Marsh Road. 16th Ald. Dist.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Cnare, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions was Ron Trachtenberg, Murphy Desmond, SC, 33 E. Main Street, Suite 500, representing the applicants, QRS Company - Marsh Road Development Corporation.

12. [09438](#)

Approving a Certified Survey Map of property owned by Harvey & Gertrude Barash at 205 N. Prospect Avenue. 5th Ald. Dist.

The Plan Commission referred this matter to allow the applicants an opportunity to meet with their neighbors on this request. When the matter next comes before the Commission, the Commission asked that the applicant show a building envelope on the survey map, for more information to be provided on stormwater management on this property, and for the statement of purpose for the University Heights Historic District to be provided to the members.

A motion was made by Bowser, seconded by Cnare, to Rerefer to the PLAN COMMISSION. The motion passed by voice vote/other.

Speaking in support of the land division were the applicants, Harvey & Trudy Barash, 205 N. Prospect Avenue.

Speaking in opposition to the land division were: Hilde Neujahr, 168 N. Prospect Avenue; Jeff Horein, 211 N. Prospect Avenue, and; David Drummond, 208 Lathrop Street.

Speaking neither in support nor opposition to the request was Ald. Robbie Webber, 2613 Stevens Street, representing the 5th District.

Registered neither in support nor opposition to the request and available to answer questions was Linda McNeel, 220 N. Prospect Avenue.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

Nan Fey noted that materials for the upcoming Wisconsin Chapter of the American Planning Association conference and the column regarding street grids from Governing Magazine were provided to Commission members.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission matters and noted that materials for the Downtown Plan were distributed by staff before the start of the meeting.

Upcoming Matters - March 24, 2008

- 2150 East Washington Avenue - Conditional use for the addition of a dwelling unit
- 801 Atlas Avenue - Conditional use for auto sales in the M1 zoning district

Upcoming Matters - April 7, 2008

- (Tentative) Informational presentation by Meriter Hospital regarding master planning for their South Park Street campus
- 9305-9437 Elderberry Road - Temp A to R2T and PUD-GDP, demolition of two houses and a preliminary and final plat of Woodstone, creating 105 residential lots

- 451 West Wilson Street/ 315 South Bassett Street - R6 to PUD-GDP-SIP to demolish two apartment buildings to construct a 40-unit apartment building

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Basford, to Adjourn at 7:15 P.M. The motion passed by voice vote/other.