



City of Madison

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

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Monday, May 24, 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 at 5:35 p.m.

Present: 8 -

Michael Schumacher; Lauren Cnare; Julia S. Kerr; Nan Fey; Michael G. Heifetz; Judy Bowser; Michael A. Basford and Tim Gruber

Excused: 2 -

Eric W. Sundquist and Judy K. Olson

Fey was chair for this meeting.

Staff present: Brad Murphy, Rick Roll & Tim Parks, Planning Division, and Mario Mendoza, Mayor's Office

MINUTES OF THE May 10, 2010 MEETING

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

SCHEDULE OF MEETINGS

June 7, 21 and July 12, 26, 2010

ROUTINE BUSINESS

1. [18453](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Hallick Real Estate Holdings, LLC to permit private improvements within the existing public sanitary sewer easement located at 8310 Excelsior Drive.

A motion was made by Cnare, 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.

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

2. [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 approval to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

Speaking in support of the project were Christopher Gosch, Bark Design, 5540 Salter Court, Waunakee, and Bill White, 2708 Lakeland Avenue, both representing the applicant, Otto Gebhardt, Gebhardt Development, LLC. Mr. Gebhardt, 222 North Street, was registered in support and available to answer questions.

Also registered in support of the project and available to answer questions were: Gary Brown, University of Wisconsin-Madison, 610 Walnut Street; James Stopple, Madison Property Management, 1202 Regent Street, representing Gebhardt Development, and; Chris Thiel, 828 S. Brooks Street, representing Bark Design.

Conditional Use/ Demolition Permits

3. [18511](#) Consideration of a major alteration to an approved conditional use to allow construction of an addition to an existing clubhouse and construction of an indoor pool and tennis facility at 88 Hawks Landing Circle. 1st Ald. Dist.
- The Plan Commission found the standards met and granted approval subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.
- A motion was made by Kerr, seconded by Bowser, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project and available to answer questions on behalf of the applicant, Jeff Haen/ Hawks Landing Golf Corp., were Jack Mulvoy, 1006 Stonebriar Drive, Verona and Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton.
4. [18512](#) Consideration of a conditional use to allow construction of a fraternity/ lodging house at 237 Langdon Street. 8th Ald. Dist.
- The Plan Commission found the standards met and granted approval subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.
- A motion was made by Kerr, seconded by Kerr, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project and available to answer questions were Jerry Bourquin, Dimension IV Madison, 6515 Grand Teton Plaza, Suite 120, and Barry Norem, 6113 Fairfax Lane.
5. [18513](#) Consideration of a major alteration to an approved conditional use for a parochial school at 602 Everglade Drive, 19th Ald. Dist., to allow an increase in student enrollment.

The Plan Commission found that the standards continue to be met for this conditional use and granted approval of the alteration to increase the enrollment of the school to 140 students subject to the comments and conditions contained in the Plan Commission materials, including the Traffic Engineering Division condition requiring a traffic operation study (#1 of the Plan Commission report). The motion passed by voice vote/ other.

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

Speaking in support of the request was Jerry McAdow, Lathrop & Clark, LLP, 740 Regent Street, representing St. Ambrose Academy & St. Thomas Aquinas Catholic Church.

Registered in support of the request and available to answer questions were: Father Donn Heiar and Patrick O'Loughlin, 602 Everglade Drive, both representing St. Thomas Aquinas Catholic Church; Scott Schmiesing, 5325 Irish Lane and David R. Y. Stiennon, 2812 Marshall Court, Shorewood Hills, both representing St. Ambrose Academy, and; Ramona W. Warden, 1 W. Spyglass Court.

6. [18514](#)

Consideration of a demolition permit to allow a single-family residence at 105 Merrill Crest Drive to be razed to create additional open space and parking for an adjacent church at 110 North Whitney Way. 19th Ald. Dist.

The Plan Commission found the standards met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That any use [of the house] by the Fire Department for training be approved by the alder of the district.

The motion passed by voice vote/ other.

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

Registered in support of the project and available to answer questions was David Baker, 6025 Raymond Road.

Registered neither in support nor opposition to the project and available to answer questions was Patsy Alioto, 101 Merrill Crest Drive.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Update on conditional use at 924 Williamson Street (Plan B nightclub)

Brad Murphy provided the Plan Commission with a brief update on the Plan B nightclub conditional use at 924 Williamson Street. Mr. Murphy indicated that Zoning and Planning staff were in discussions with the club's operators regarding how they wished to proceed subsequent to their April 26 approvals and noted that the adjacent property owner, John Rolfsmeyer, had filed a complaint against the conditional use, which staff was investigating. Mr. Murphy noted that staff hoped to have more to report to the Commission on this matter at its June 7 meeting.

Update on the Zoning Code Re-write and Review Schedule

Brad Murphy and Rick Roll provided the Plan Commission with staff memoranda and materials and an update on the Zoning Code Re-write project. The members present discussed their availability for future meetings to work on the next phase of the project. Mr. Murphy indicated that staff would poll the other members of the Commission about their availability. At the conclusion of the discussion, the Commission determined that the public hearing on the zoning text amendment ordinance for the new Zoning Code (ID #15932) would be scheduled for June 21, 2010.

Upcoming Matters - June 7, 2010

- 102 North Randall Avenue - Conditional use to demolish a one-story commercial building to allow parking lot addition for Stadium Bar, including alteration to conditional uses for outdoor recreation area and football beer garden
- 1240 East Washington Avenue - Conditional use for a contractors shop in C3 zoning

Upcoming Matters - June 21, 2010

- 437 CTH M - Conditional use for an outdoor eating area for a restaurant/ banquet facility
- 2300 South Park Street - Demolish retail building to create permanent parking lot for Villager Mall and conditional use approval of a temporary parking lot at northwestern corner of S. Park Street & Hughes Place
- 2405-2413 Cypress Way & 826-838 W. Badger Road - Demolish 7 multi-family residences to facilitate future redevelopment of site with Burr Oaks Senior Housing project

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Basford, seconded by Heifetz, to Adjourn at 6:35 p.m.
The motion passed by voice vote/other.**