



# City of Madison

## Meeting Minutes - Final

### PLAN COMMISSION

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

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Monday, July 23, 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, Brian W. Ohm, James C. Boll, Judy Bowser, Michael A. Basford and Beth A. Whitaker

**Excused:** Lauren Cnare, Sarah Davis and Kelly A. Thompson-Frater

*Fey was chair for the meeting.*

*Staff present: Brad Murphy & Tim Parks, Planning Division; Don Marx, Real Estate Section; Larry Nelson, City Engineer; Dan McCormick, Traffic Engineering Division, and; Rebecca Cnare, Mayor's Office.*

## MINUTES OF THE July 9, 2007 MEETING

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

## SCHEDULE OF MEETINGS

*August 6, 20; September 17; and October 1, 2007*

## ROUTINE BUSINESS

1. [06843](#) Accepting a 25-foot wide Access Easement from Spirit SPE Portfolio 2006-1, LLC across property located at 2602 Shopko Drive.  
**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.**
2. [06858](#) Acquiring necessary land interests for a planned multi-use path in the abandoned corridor of the Union Pacific Railroad Company under a rails-to-trails conversion; amending the 2007 Engineering - Other Capital Budget to provide \$2,400,000 for this project; authorizing the City Engineer to apply for grant funding from the Wisconsin Department of Natural Resources (WDNR) and authorizing the Mayor and City Clerk to execute agreements with WDNR for funding and with the City of Fitchburg to partially fund the acquisition, assume ownership of a portion of the corridor, jointly develop and cooperatively maintain the multi-use path with the City of Madison. (14th AD)  
**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.**

3. [06936](#) Providing the consent of the City of Madison for George and Gregg Vestesnik (d/b/a Mad City Sports) to locate a recreational vehicle dealership that includes motorcycle sales and rentals on Lots 23 through 26 of the Interstate Commerce Park.

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

*Registered in support and available to answer questions was Adam Smith, Executive Management, Inc., 8201 International Lane.*

## DISCUSSION ITEM

4. [06988](#) Creating Section 28.06(2)(a)3290. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Mixed-Use Redevelopment of the Hill Farms State Office Property; 11th Aldermanic District: 4802 Sheboygan Avenue.

*The Plan Commission received an information presentation on the redevelopment of the Hill Farms state property in advance of the formal public hearing on this project on August 6, 2007.*

*Speaking in support of the project were: Brian Munson, Vandewalle & Associates, 120 E. Lakeside Street, representing the State Dept. of Administration; Gary L. Peterson, 210 Marinette Trail; Linda Baxter Page, 113 S. Owen Drive, representing the Sheboygan Community Gardens, and; Mike Lawton, 6 S. Eau Claire Avenue, representing the Hill Farms Neighborhood Association.*

*Speaking in opposition to the project were: Robert Gersbach, 426 N. Segoe Road; Rona Bern, 4730 Regent Street; Gale Van Engle, 4728 Regent Street #102A, and; Randy Diehl, 420 N. Segoe Road.*

*Registered to speak in support of the project were Robert Cramer & Bill Peterson, State Dept. of Administration, 101 E. Wilson Street and Jeff Held, Strand Associates, 910 W. Wingra Drive, representing the State Dept. of Administration.*

*Registered in support of the project and available to answer questions were Nancy Lee Stroud, 5015 Sheboygan Avenue #308, representing Sheboygan Community Gardens and Mike Slavney, Vandewalle & Associates, 120 E. Lakeside Street, representing the State Dept. of Administration*

*Registered in support but not wishing to speak were Barry Orton, 4718 Lafayette Drive, representing the Westside Community Market and Ron Lazarescu, State Department of Transportation, 4802 Sheboygan Avenue.*

*Registered neither in support nor opposition to the project and not wishing to speak was Celesta Regenberg, 5118 Lake Mendota Drive, representing the Spring Harbor Area Business Owners & Operators.*

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

*The public hearing began at 6:50 P.M.*

### Zoning Map Amendments

5. [06572](#) Creating Section 28.06(2)(a)3271. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Remove 1 House, Demolish 2 Houses and 3 Garages, and Build 4-Story Apartment Building; 2nd Aldermanic District: 119, 123 & 125 North Butler Street and 120 & 124 North Hancock Street.

*This matter was referred to the August 6, 2007 Plan Commission at the request of the applicant and will be heard by the Common Council on September 4, 2007.*

**A motion was made by Boll, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on August 6, 2007. The motion passed by acclamation.**

*Registered in support of the referral was James McFadden, 228 State Street, representing the applicant, Cliff Fisher.*

*Registered in support of the project and wishing to speak were Nate Kullmann, 125 N. Butler Street #2 and Gene Devitt, 28 E. Gilman Street.*

6. [06830](#) Creating Section 28.06(2)(a)3276. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3277. 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: 3 Building, 6-Unit Condominium Development; 18th Aldermanic District: 1507 Burning Wood Way.

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

- *That the applicant work with the City Engineer's Office to keep the 20-foot wide drive aisle out of the 75-foot wetland setback.*
- *That a gate be placed where the sidewalk meets the bike path.*
- *That the bike path be only ten feet wide [past the end of the 20-foot drive aisle].*

**A motion was made by Bowser, seconded by Ohm, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

### Subdivisions

7. [07041](#) Approving Certified Survey Map of the Cherokee Park, Inc. property located at 1507 Burningwood Way. 18th Ald. Dist.

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

**A motion was made by Bowser, seconded by Ohm, 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 acclamation.**

*Registrants on Items #6 & 7:*

*Speaking in support of the Planned Unit Development and Certified Survey Map were: Craig Makela, Cherokee Park, Inc., 5000 N. Sherman Avenue; Bill White, 2708 Lakeland Avenue and Ann-Marie Kirsch, Montgomery Associates, 2820 Walton Commons West, both representing Cherokee Park, Inc., and; Ald. Michael Schumacher, 517 Nova Way, representing the 18th District.*

*Speaking in opposition to the requests were: Bonnie Carlson, 1433 Burning Wood Way; Jean Cowden, 5629 Comanche Way, and; Shawn & Karl Henry, 1429 Burning Wood Way*

*Speaking neither in support nor opposition to the requests were Muriel Simms, 5106 Comanche Way, representing the Friends of Cherokee Marsh and John Shabaz, 1501 Burning Wood Way.*

*Registered in opposition but not wishing to speak was Susan Stein, 5622 Comanche Way.*

*Registered in support of single-family homes and in opposition to duplexes was Patty Shabaz, 1501 Burning Wood Way.*

8. [06729](#)

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

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

*- That Condition #5 of the Planning Division report be revised to now read: "That a reciprocal cross-access and parking easement agreement be submitted for approval by the Director of the Department of Planning and Community and Economic Development, City Engineer and City Attorney's Office prior to final signoff and recording of the Certified Survey Map and final plat. The agreement shall address shared access and parking between lots on the final plat and Certified Survey Map."*

**A motion was made by Gruber, seconded by Kerr, 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 acclamation.**

9. [06730](#)

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

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

*- That Condition #5 of the Planning Division report be revised to now read: "That a reciprocal cross-access and parking easement agreement be submitted for approval by the Director of the Department of Planning and Community and Economic Development, City Engineer and City Attorney's Office prior to final signoff and recording of the Certified Survey Map and final plat. The agreement shall address shared access and parking between lots on the final plat and Certified Survey Map."*

**A motion was made by Gruber, seconded by Kerr, 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 acclamation.**

*Registrants on Items #8 & 9:*

*Speaking in support of the subdivision requests was Douglas Buck, Foley Lardner, LLP, 150 E. Gilman Street, representing the applicants, Joseph Freed & Associates.*

*Registered in support and available to answer questions were Lori Chacos & Adam Fink, Joseph Freed & Associates, 220 N. Smith Street, Palatine, Illinois, and Francis Thousand, Arnold & O'Sheridan, 1111 Deming Way, representing the applicants.*

### Conditional Uses/ Demolition Permits

10. [06313](#) Consideration of a conditional use/demolition permit to demolish a house and build a new house on a lakeshore lot located at 5320 Lake Mendota Drive. 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 Gruber, to Approve. The motion passed by acclamation.**
- Speaking in support of the project was Peter Rott, 710 Eugenia Avenue, representing the applicants, Dan Lauffer & Hedi Baxter, 5320 Lake Mendota Drive, who were also registered and spoke on the project. Also speaking in support was Ted Halbach, 5229 Harbor Court.*
- Speaking neither in support nor opposition was Ald. Mark Clear, 110 Shiloh Drive, representing the 19th District.*
11. [07042](#) Consideration of a conditional use to allow residential uses on the first floor of a building in the C1 Limited Commercial District at 403 West Lakeside Street. 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 Bowser, seconded by Boll, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions was the applicant, Donna Page, 403 W. Lakeside Street and her agent, Kristi Ross, Essence Builders, 500 Knightsbridge Road, Waunakee.*
12. [07043](#) Consideration of a conditional use to allow construction of a detached garage in excess of 576 square feet in the R2 Single-Family Residence District at 4109 Mandan Crescent. 10th Ald. Dist.
- The Commission referred this matter to allow the applicant an opportunity to meet with neighboring property owners and the district alder. The Commission asked that the applicant address stormwater concerns related to the new garage for the next meeting.*
- A motion was made by Kerr, seconded by Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
- Speaking in support of the request was the applicant, Carmine Durham, 9522 Blue Heron Drive, Middleton and his agent, Scott Poulsen, 4860 Pine Spring Road, DeForest.*

*Speaking in opposition to the request were: Narciso Menocal, 4129 Mandan Crescent; Jim Rose, 4110 Manitou Way, and; Tom Hyzen, 4125 Mandan Crescent.*

*Speaking neither in support nor opposition to the request was Will Risley, 1106 Tumalo Trail.*

13. [07044](#) Consideration of a conditional use to allow a walk-up service window for a restaurant in the C4 Central Commercial District at 603 State Street. 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 Boll, seconded by Gruber, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions was Kelly Meuer, State Street Brats, 603 State Street.*
14. [07045](#) Consideration of a demolition permit to allow a fire-damaged two-family residence to be demolished and a new two-family residence to be built at 1110-1112 East Gorham Street. 2nd Ald. Dist.
- The Commission referred this matter to allow the Madison Fire Department to complete its investigation of the April 28, 2007 fire that damaged the duplex. The Commission requested that the Fire Department provide the Commission with a memo indicating that the investigation was complete before this matter was again scheduled for consideration.*
- A motion was made by Boll, seconded by Gruber, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
- Speaking in opposition to the request were Rebecca Hill, 1108 E. Gorham Street #2 and Paul Schoeneman, 1108 E. Gorham Street #3.*
- Registered in support and available to answer questions was the applicant, Scott Pratt, 4044 Oak Park Road.*
15. [07046](#) Consideration of a demolition permit to allow an office building/former restaurant to be demolished and a new office building to be built at 2110 North Sherman Avenue. 12th 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 Gruber, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions on the project was the applicant and owner, Dan Martinson, 2110 N. Sherman Avenue.*
16. [07047](#) Consideration of a conditional use for a planned residential development at 6026 Canyon Parkway. 16th 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 and available to answer questions was Bob Bouril, 6602 Grand Teton Plaza, representing the applicant, Duane Reed.*

### Miscellaneous Public Hearing Items

17. [07048](#) Consideration of an alteration to an approved Specific Implementation Plan for multi-family residential development at 5014 Lien Road. 17th Ald. Dist.
- A motion was made by Boll, seconded by Gruber, to Approve. The motion passed by acclamation.**
- Registered in support of the request and available to answer questions was the applicant, Jerry Connery, 1280 Prospect Commons, Sun Prairie, and Don Schroeder, Knothe & Bruce Architects, 7601 University Avenue, Middleton, representing the applicant.*
18. [07049](#) Consideration of a 24-month extension for implementation of the approved General Development Plan for the Village at Autumn Lake Subdivision located on both sides of Felland Road North of Lien Road. 17th Ald. Dist.
- The Plan Commission granted a 24-month extension for this Planned Unit Development until August 3, 2009.*
- A motion was made by Bowser, seconded by Boll, to Approve. The motion passed by acclamation.**
- Registered in support of the request and available to answer questions was Brian Munson, Vandewalle Associates, 120 E. Lakeside Street, representing the applicant, Veridian Homes.*
19. [07050](#) Consideration of an alteration to an approved conditional use/demolition permit for a single-family residence at 2912 Waunona Way. 14th Ald. Dist.
- This matter was referred at the request of the alder.*
- A motion was made by Gruber, seconded by Basford, to Rerefer to the PLAN COMMISSION, due back on August 6, 2007. The motion passed by acclamation.**
- Registered to speak in opposition to this request were Andrew Van Haren, 4559 Evergreen Road, Middleton and Lynn Beyler, 2910 Waunona Way.*

### Zoning Text Amendments

20. [06842](#) Creating Section 28.10(4)(d)32. of the Madison General Ordinances to allow boat sales as a conditional use in the M1 District.
- A motion was made by Boll, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
- Registered in support and available to answer questions was Adam Smith, Executive Management, Inc., 8201 International Lane.*

### BUSINESS BY MEMBERS

*None*

## COMMUNICATIONS

*Nan Fey noted that she received a phone message from Cliff Fisher on his pending residential project that she referred to staff.*

## SECRETARY'S REPORT

*Brad Murphy noted the upcoming matters for the Plan Commission.*

### Upcoming Matters - August 6, 2007

- 702 North Midvale Boulevard - PUD-SIP to Amended PUD-SIP, 150-room hotel
- 821 S Gammon Road - Temp A to C1/Demo/Conditional use to build commercial building w/drive up
- Lots 1-5 Silicon Prairie Business Park - SM to RPSM for office development
- 109 Cottage Grove Road - Conditional use for outdoor eating area
- Red Granite Addition to Hawks Creek - Final plat of eight lots
- 201 South Gammon Road - Cell Tower
- Tenney-Lapham Neighborhood Plan
- East Washington Capitol Gateway Corridor Plan
- 4802 Sheboygan Avenue - PUD(GDP), Mixed-Use Redevelopment of the Hill Farms State Office Property

### Upcoming Matters - August 20, 2007

- 333 West Washington Avenue - Amended PUD-GDP, Capitol West for Hyatt Place Hotel
- 625 East Mifflin Street - Amended PUD-SIP, construct 32-unit condo
- 810 Jupiter Drive - PUD-SIP, construct 24-unit condo (approval expired)
- 5402 Voges Road - Demolish single-family home to construct multi-tenant industrial building
- 9401 Mid Town Road - Construct 8 single-family homes, 10 duplexes, and future MF building
- 12003 Mineral Point Road - Preliminary Plat, 159 single-family lots, 2 multi-family and 5 outlots

## ANNOUNCEMENTS

*Nan Fey announced that August 6, 2007 would be the last Plan Commission meeting for Sarah Davis.*

## ADJOURNMENT

**A motion was made by Boll, seconded by Bowser, to Adjourn at 9:35 P.M. The motion passed by acclamation.**