



# City of Madison

## Meeting Minutes - Final

### PLAN COMMISSION

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

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Monday, October 10, 2005

5:30 PM

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

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## ROLL CALL

**Present:** Brenda K. Konkol, Kenneth Golden, James C. Boll, Judy Bowser, Michael Forster Rothbart and Kelly A. Thompson-Frater

**Excused:** Lauren Cnare, Nan Fey, Brian W. Ohm, Sarah Davis, Albert Lanier and Ruth Ethington

*Bowser was chair for this meeting. Ald. Golden arrived after approval of minutes and the consent agenda items and left prior to adjournment.*

*Staff present: Michael Waidelich, Pete Olson and Tim Parks, Planning Unit; Hickory Hurie, Community Development Block Grant Office.*

## MINUTES OF THE SEPTEMBER 19, 2005 MEETING

A motion was made by Thompson-Frater, seconded by Boll, to Approve the Minutes. The motion passed by acclamation.

## SCHEDULE OF MEETINGS

Regular Meetings: October 24 (Courtroom 2E, CCB); November 7 (Courtroom 2E, CCB), 21 (Room 260, MMB); December 5, 2005.

Staff will ask Commissioners about their availability for upcoming Comp Plan Working Sessions.

*Michael Waidelich gave the Plan Commission an update on Comprehensive Plan activities and polled members on their availability for upcoming work sessions. The Commission indicated that Tuesday and Wednesday nights may be an option in upcoming weeks. Mr. Waidelich indicated that he would poll members for their availability to meet on those nights as well.*

## ROUTINE BUSINESS

1. [02007](#) Authorizing the Common Council to accept ownership from Bay Creek Neighborhood Association of a neighborhood sign/kiosk/bench unit located in the Gilson Street right-of-way adjacent to Bernie's Beach. 13th Ald. Dist.  
**A motion was made by Ald. Konkol, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
2. [02035](#) Authorizing the Mayor and City Clerk to execute a lease with Jerry Leister for four tracts of City-owned land comprising approximately 28 acres. 16th Ald. Dist.

A motion was made by Ald. Konkel, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by acclamation.

- 3. [02041](#) SUBSTITUTE - Authorizing the execution of a lease and an option to purchase a warehouse building located at 2434 Vondron Road for the storage of evidentiary vehicles associated with Madison Police Department operations. 16th Ald. Dist.

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

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

**Neighborhood Plan/Land Use Plan Amendment**

- 4. [01970](#) Amending the High Point-Raymond Neighborhood Development Plan, an element of the City of Madison Master Plan, to revise the land use and street plan recommendations for the area located generally south of Mid-Town Road, north of Raymond Road and west of Mica Road. Adjacent to 1st Ald. Dist.

*The Plan Commission recommended approval with the following addition:  
-That future subdivisions within the amendment area shall require tree surveys and identification of optimal locations for tree preservation corridors.*

**A motion was made by Thompson-Frater, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:**

**Excused:** 5 - Cnare, Fey, Ohm, Davis, Lanier and Ethington

**Aye:** 5 - Konkel, Golden, Bowser, Forster Rothbart and Thompson-Frater

**No:** 1 - Boll

*Speaking in support of the neighborhood development plan amendment was Ron Trachtenberg, Murphy Desmond SC, 2 E. Mifflin Street #800. Speaking in opposition to the amendment were George Conway, 2201 Mica Road and Melinda D'Angelo, 2117 Mica Road.*

**Zoning Map Amendments**

- 5. [01570](#) Approving the preliminary plat/final plat of Hawks Ridge Estates located at 9201 Mid-Town Road. 1st Ald. Dist.

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

**A motion was made by Ald. Golden, seconded by Thompson-Frater, 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.**

6. [01849](#) Creating Section 28.06(2)(a)3131. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R1 Single-Family Residence District and creating Section 28.06(2)(a)3132. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R5 General Residence District. Proposed Use: 35 Single Family Lots, 2 Multi-Family Lots, and 1 Outlot; 1st Aldermanic District: 9201 Midtown Road.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Ald. Golden, seconded by Thompson-Frater, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
7. [01316](#) Creating Section 28.06(2)(a)3111 of the Madison General Ordinances rezoning property from Temp A Agriculture to R1 Single-Family Residence District, and creating Section 28.06(2)(a)3112 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District. Proposed Use: 32 Single Family Lots & 2 Multi-Family Lots; 1st Aldermanic District: 9201 Mid Town Road.
- A motion was made by Ald. Golden, seconded by Thompson-Frater, to RECOMMEND TO COUNCIL TO PLACE ON FILE - PUBLIC HEARING. The motion passed by acclamation.**
- Speaking in support of the project was the applicant, Tim McKenzie, 7704 Terrace Avenue, Middleton.*
8. [01850](#) Creating Section 28.06(2)(a)3127 of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3128 of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Church, Parking Structure, Offices and Mixed-Use Development; 9th Aldermanic District: 9602 Mineral Point Road.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials, including the applicant's response to the recommendations of the Pedestrian, Bicycle, Motor Vehicle Commission, including a provision that approval of the development requires the creation of a Transportation Management Association (TMA) for smaller employers and a requirement that all small employers join the TMA.*
- A motion was made by Ald. Golden, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
9. [02081](#) Approving the final plat of "Blackhawk Church Town Center" located at 9602 Mineral Point Road. 9th Ald. Dist.
- Approval of the final plat recommended subject to the comments and conditions contained in the Plan Commission materials.*

**A motion was made by Ald. Golden, 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 acclamation.**

*Speaking in support of the project were: Brian Munson, Vandewalle & Associates, 120 E. Lakeside Street; Jeff Held, Strand Associates, Inc., 910 W. Wingra Drive, and; Steven A. Kieckhafer, Plunkett & Raysich Architects, 2810 Crossroads Drive, Suite 1000, all representing the applicants, Blackhawk Church. Registered in support and available to answer questions were: Roderick Smith, Jr., 5710 Wilshire Drive, Fitchburg; Keith Kaetterhenry, 7495 Summit Ridge Road, Middleton; Michael Brush, Plunkett & Raysich Architects, 2810 Crossroads Drive, Suite 1000, and; Ald. Paul Skidmore, 13 Red Maple Trail, representing the 9th District.*

10. [01851](#) Creating Section 28.06(2)(a)3129. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3130 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: 43 Condominium Units; 6th Aldermanic District: 1833 Winnebago Street.

**A motion was made by Boll, seconded by Thompson-Frater, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**

11. [02083](#) Consideration of a demolition permit located at 1833-1911 Winnebago Street/ 300 Block Moulton Court to demolish several buildings to permit a new residential development. 6th Ald. Dist.

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

*Speaking in support of the project were Joseph D. Krupp, 3010 Woodland Drive, Middleton, the applicant; Bruce Simonson, 1190 W. Druid Hills Drive, Suite T65, Atlanta, Georgia; Tim Anderson, Schreiber Anderson Associates, 717 John Nolen Drive, and; Ald. Judy Olson, 518 Clemons Street, representing the 6th District. Speaking in opposition to the project were Ken Lonquist & Joanne Schilling, 350 Russell Street. Registered in opposition but not wishing to speak was William Patterson, 1014 Williamson Street #2.*

### **Conditional Uses/ Demolition Permits**

12. [02084](#) Consideration of a conditional use located at 3302 Packers Avenue for an outdoor eating area for an existing restaurant/tavern. 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, including the removal of condition #1 of the Planning Unit report regarding outdoor amplified music or sound.*

**A motion was made by Ald. Konkell, seconded by Boll, to Approve. The motion passed by acclamation.**

*Registered in support and available to answer questions was Joe Hackl, Homestyle Contractors, E-3757 US Hwy 14, Spring Green, representing the applicant, Dennis Jax.*

13. [02085](#) Consideration of a conditional use located at 802 Regent Street for an outdoor eating area for an existing restaurant/tavern. 4th 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 Thompson-Frater, to Approve. The motion passed by acclamation.**

*Registered in support and available to answer questions were: James "Buck" Dailey, 802 Regent Street, the applicant; Ricky Jones & Ricky Rolack, 614 Braxton Place, and; Rick Heckler, 802 Regent Street.*

14. [02086](#) Consideration of a conditional use located at 4635 Odana Road (Odana Hills Golf Course) for a ground water recharge system pump house facility - public utility use. 20th 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 and the following conditions:*

- That Madison Gas & Electric (MG&E) support outreach education about the Wingra watershed through a raingarden and information kiosk at Odana Hills Golf Course and promote the adoption of innovative stormwater runoff reduction measures throughout the watershed.
- That a landscaping plan be developed and implemented that addresses changes to habitats, creation of mudflats, and other changes to Odana Pond. MG&E agrees to finance this plan, which shall be subject to the approval of the Superintendent of Parks and the Director of the Planning Unit.
- That a landscaping plan be submitted for screening of all proposed buildings subject to the approval of the Superintendent of Parks and the Director of the Planning Unit.
- That during construction and initial operation of the system, the applicant work with the district alder to form a neighborhood advisory committee appointed by the neighborhood association that includes the alder to address operational concerns with this project.
- That MG&E work with the City of Madison, Friends of Lake Wingra and Friends of the Arboretum to identify ways to continue to improve the water quality in Lake Wingra and Odana Pond, including but not limited to those proposed by the Friends of Lake Wingra communication on this item.
- If the effects of this project are substantially different than presented, that this matter come back to the Plan Commission under its continuing jurisdiction.

**A motion was made by Forster Rothbart, seconded by Ald. Golden, to Approve. The motion passed by the following vote:**

**Excused:** 5 - Cnare, Fey, Ohm, Davis, Lanier and Ethington

**Recused:** 1 - Boll

**Aye:** 3 - Golden, Bowser and Forster Rothbart

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

*Speaking in support of the project were: Robert Stoffs & Don Peterson, Madison Gas & Electric, 133 S. Blair Street and Steve Gaffield & Robert Montgomery, Resource Solutions, LLC, 2820 Walton Commons West, Suite 135, representing MG&E.*

*Speaking in opposition were: Robert & Barbara Meyer, 730 Wedgewood Way; James & Bart Lawrence, 5110 Millward Drive; Jean Sweet, 506 Woodside Terrace, and; Max*

*Koletzke, 5006 Millward Drive. Registered in opposition but not wishing to speak were Eileen Garrett, 5025 Coney Weston Drive and Cindi Henige, 5322 Millward Drive.*

15. [02087](#) Consideration of a conditional use located at 2400 Waunona Way to expand an existing single-family house on a lakeshore lot. 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 Boll, seconded by Thompson-Frater, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions were the applicants, Molly & Chris Nicaise, 2400 Waunona Way.*
16. [02088](#) Consideration of a conditional use located at 4118 Veith Avenue to build a new single-family house on a lakeshore lot. 18th 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 and the following condition:*
- That a window be added to the blank section of the proposed north elevation.*
- A motion was made by Boll, seconded by Forster Rothbart, to Approve. The motion passed by acclamation.**
- Speaking in support of the project were Kevin Shipley, KSS & Co., Inc., PO Box 178, DeForest, representing the applicant, and Tim Saewert, 4110 Veith Avenue. Registered in support and available to answer questions were the applicants, Joe & Annette Lalor, 819 Potawatomi Drive.*
17. [02089](#) Consideration of a demolition permit located at 1506 Lake View Avenue to demolish an existing single-family house and build a new house on the site. 18th 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 Thompson-Frater, seconded by Boll, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions were the applicants, Sam Ovanin & Suzanne Helley, 1506 Lake View Avenue.*
18. [02090](#) Consideration of a conditional use located at 451 West Washington Avenue to add a unit to an existing residential building. 4th 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 Thompson-Frater, seconded by Forster Rothbart, to Approve. The motion passed by acclamation.**
- Registered to speak in support of the project was the applicant, Dan Kohls, 5900 Monona Drive #300.*

## Subdivisions

19. [02091](#) Approving a Certified Survey Map of property owned by John R. & Karen A.

Dowling at 941 Pontiac Trail. 10th Ald. Dist.

*The Commission found that the standards were met and granted approval subject to the comments and conditions and the following condition:*

*-That the applicant receive approval from the Madison Fire Department of a plan for identification of the residence on the deep residential lot.*

**A motion was made by Ald. Golden, seconded by Ald. Konkel, 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.**

*Registered in support and available to answer questions was the applicant, John Dowling, 941 Pontiac Trail.*

20. [02092](#)

Approving Certified Survey Map of the property located at 2907 Vang Road, Town of Sun Prairie within the City of Madison's Extra Territorial Review Jurisdiction.

*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 Thompson-Frater, seconded by Ald. Konkel, to Approve. The motion passed by the following vote:**

**Excused:** 5 - Cnare, Fey, Ohm, Davis, Lanier and Ethington

**Aye:** 4 - Konkel, Boll, Bowser and Thompson-Frater

**No:** 2 - Golden and Forster Rothbart

### Zoning Text Amendments

21. [01359](#)

Creating Section 28.10(6) of the Madison General Ordinances to establish a Research and Development Center District.

*The Commission recommended approval of the text amendment subject to the following revisions:*

*-That (6)(e) be revised to state "In the RDC District, the floor area ratio shall be a minimum of .35 and shall be shown on the initial plans submitted..."*

*-That the last sentence of said section state: "Acres used..."*

*-That (6)(h)(6)c be revised to strike the text after "...landscape plan."*

**A motion was made by Ald. Konkel, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by acclamation.**

### BUSINESS BY MEMBERS

*None*

### COMMUNICATIONS

*None*

### SECRETARY'S REPORT

- Schedule public hearing on the demolition standards in the Zoning Code.

*The Plan Commission asked that the public hearing be set for the October 24 agenda.*

- Reviews of Two Zoning Ordinance Text Amendments for Sponsorship.

*Tim Parks reviewed the nature of two proposed text amendments and requested sponsors. Ald. Konkel indicated her willingness to sponsor both, with the exception that the proposed amendment revising the time frame for review of reuse and recycling plans as part of demolition requests should be considered later. Mr. Parks indicated that he would ask George Dreckmann, City Recycling Coordinator, to appear at an upcoming Plan Commission meeting to discuss the recycling plan review process.*

-Possible zoning text amendment changing the time period to commence construction of approved PUD-SIP projects.

*The Plan Commission expressed willingness to support an amendment to the Zoning Ordinance to extend the period in which a building permit must be obtained after the recording of a specific implementation plan for an additional six months, to 24 months. Further extensions of the period of time for obtaining a building permit beyond 24 months would be subject to Plan Commission approval.*

*Speaking in support of the proposed amendment for extension (to two additional years) was Ron Trachtenberg, Murphy Desmond SC, 2 E. Mifflin Street #800.*

-Update on Zoning Text Amendment Staff Team activities.

*Mr. Parks noted the latest ZTAST agenda was included in the Commission's packet of materials.*

## **UPCOMING MATTERS - October 24, 2005 Meeting**

- 425 West Washington Avenue - PUD/demolition, new apartments, health club
- 3737 East Washington Avenue - outdoor service (smoking) area
- TIF Report Discussion (01551)

## **UPCOMING MATTERS - November 7, 2005 Meeting (Courtroom 2E, CCB)**

- 202 North Charter Street - revised PUD/demolition, new apartments
- 7502 West Towne Way - PUD-retail
- 5501 West Beltline Highway - Conditional use/demolition-new building, existing golf business
- 26 Schroeder Court - demolish health club/new mixed-use building
- 2221 Daniels Street - conditional use-off site parking

## **ANNOUNCEMENTS**

*None*



## ADJOURNMENT

A motion was made by Boll, seconded by Thompson-Frater, to Adjourn at 10:30 PM The motion passed by acclamation.