



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

*Nancy E. Fey, Chair; Judith A. Bowser, Vice-Chair; Ald. Brenda K. Konkell;
Ald. Jean M. MacCubbin; Ald. Paul J. Van Rooy; Brian W. Ohm; Sarah Davis;
James C. Boll; Charles S. Thimmesch; Michael Forster Rothbart; Albert Lanier*

Monday, April 4, 2005

5:30 PM

210 MLKJ BLVD RM 201 (CCB)

ROLL CALL

Fey was in the Chair.

Present: Konkell, MacCubbin, Van Rooy, Nancy Fey, Ohm, Davis, Boll, Judith Bowser, Forster Rothbart and Lanier

Excused: Thimmesch and Ruth Ethington

MINUTES OF THE MARCH 21, 2005 MEETING

- Delete reference in minutes to Ethington.
- Delete the III after Albert Lanier's name.
- On Item Number 1, Ald. Van Rooy pointed out that the motion should read "To return to Board of Public Works with the recommendation for approval". (Wording was out of order.)
- On Item Number 5, Forster Rothbart pointed out that the first portion of the first sentence at the top of Page 4 was missing. This sentence should read as follows: "The motion included the addition of the three comments contained in a March 21, 2005 letter from the Third Lake Ridge City Homes."
- On Item Number 11, Boll noted that the Plan Commission had agreed that new public hearing notices would be mailed when this item is rescheduled for a public hearing before the Plan Commission.

A motion was made by Ald. Van Rooy, seconded by Davis, to Approve the minutes as amended. The motion passed by acclamation.

SCHEDULE OF MEETINGS

Regular Meetings: April 18; May 2, 16, 2005.

Comprehensive Plan Working Sessions: April 7, 2005 (Room 300 MMB). The Plan Commission also scheduled Comprehensive Plan Working Sessions for April 21 and April 28, 2005.

ROUTINE BUSINESS

1. [00892](#) Authorizing the Mayor and City Clerk to execute a lease with Robert Weichman for an approximately 25-acre City-owned parcel located at Hoepker Road and Interstate 90-94.
Ald. Konkell observed that under the "now therefore be it resolved" clause that all itemized terms and conditions are numbered with the numeral 1 and requested that this be corrected on the final resolution.

A motion was made by Ald. Van Rooy, seconded by Ohm, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**. The motion passed by acclamation.

2. [00834](#) Authorizing the Common Council to accept ownership from the Westmorland Neighborhood Association of three (3) park benches to be installed at existing Metro bus stop locations, located in public right-of-way in the 400 and 500 Blocks of Toepfer Avenue.

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

UNFINISHED BUSINESS

3. [00337](#) Substitute - Adopting the Allied-Dunn's Marsh-Belmar Neighborhood's Physical Improvement Plan. 10th Ald. Dist.

The Plan Commission motion included a recommendation to add the following language to the resolution: "Be It Further Resolved that the Allied Drive Task Force should explore, with the assistance of the Police Department, returning parking to Allied Drive and other streets to further assist in traffic calming measures."

- Long-Range Transportation Planning Commission and Board of Public Works also recommend approval. The Long-Range Transportation Planning Commission recommended that the plan map show a future pedestrian connection between the Super Saver site and Crawford Drive and Thurston Lane.

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

NEW BUSINESS

4. [00760](#) Amending Section 34.01(2)(c) and creating Section 34.19(4) of the Madison General Ordinances to limit applicability so as not to preclude flexibility in street width and to not conflict with the applicability provisions of the One and Two Family Dwelling Code and the Commercial Building Code.

A motion was made by Ald. Konkel, seconded by Davis, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**. The motion passed by the following vote:

Excused: 1 - Thimmesch and Ethington

Aye: 7 - Konkel, Van Rooy, Ohm, Davis, Boll, Bowser and Forster Rothbart

No: 0 -

Abstain: 1 - MacCubbin

Non Voting: 2 - Fey and Lanier

5. [00911](#) Consideration of a request to not install sidewalks on Settler Hill Circle (a

private street) - 8800 Block Old Sauk Road. 9th Ald. Dist.

A motion was made by Ald. Van Rooy, seconded by Boll, to Approve. The motion failed by the following vote:

Excused: 1 - Thimmesch and Ethington

Aye: 3 - Van Rooy, Boll and Bowser

No: 5 - Konkel, MacCubbin, Ohm, Davis and Forster Rothbart

Non Voting: 2 - Fey and Lanier

Registered and speaking in support were Mike Montalto, 9201 Waterside St., representing Settler Hill Condominium Association and McKenzie 300 Corp.; and Ald. Paul Skidmore, 13 Red Maple Trl., representing the 9th Ald. Dist.

6. [00780](#) Approving the intent of the Park Division to sell the former Dudgeon School building located at 3200 Monroe Street to the Dudgeon Center for Community Programs.

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

7. [00677](#) Creating new Section 10.18(13) of the Madison General Ordinances to set aside and declare unenforceable covenants in deeds and various other agreements which govern the storage, placement, location or use of carts required by the City for recycling and trash and renumbering current Sections 10.18(13) and (14) to Sections 10.18(14) and (15), respectively.

The Plan Commission members were interested in obtaining an opinion from the drafter on the intent and purpose of the ordinance.

A motion was made by Ald. Konkel, seconded by Davis, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

PUBLIC HEARING-6:00 p.m.

Special Item of Business

8. [00898](#) Creating Tax Incremental Finance (TIF) District #34 (Covance) City of Madison and approving a Project Plan and Boundary for said TIF District.

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

- Joe Gromacki, City of Madison TIF Coordinator answered Commissioner's questions.

Zoning Map Amendments/Subdivisions

9. [00575](#) Creating Section 28.06(2)(a)3067 of the Madison General Ordinances rezoning property from Temp A Agriculture to R2S Single-Family Residence District and creating Section 28.06(2)(a)3068 of the Madison General

Ordinances rezoning property from Temp A Agriculture to R3 Single-Family and Two-Family Residence District and creating Section 28.06(2)(a)3069 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District; Proposed Use: 108 Residential Lots & 6 Outlots; 16th Aldermanic District: 4949 Meinders Road

A motion was made by Ald. Van Rooy, seconded by Vice Chair Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

10. [00820](#) Consideration of a Preliminary Plat known as Owl Creek Subdivision located on Meinders Road - east of Highway 51, south of Voges Road. 16th Ald. Dist.

A motion was made by Ald. Van Rooy, seconded by Vice Chair Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

11. [00228](#) Creating Section 28.06(2)(a)3060 of the Madison General Ordinances rezoning property from M1 Limited Commercial District, C Conservancy District and R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3061 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 Ogg Hall, Expand Recreational Open Space & Build 600 Bed Residence Hall. 8th Ald. Dist., 716 & 801 West Dayton Street.

A motion was made by Ald. MacCubbin, seconded by Vice Chair Bowser, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

Registering in support and available to answer questions was Gary Brown, 610 Walnut St., representing the University of Wisconsin-Madison; Del Wilson, 322 E. Michigan St., Milwaukee, representing the University of Wisconsin-Madison; Paul Evans, 625 Babcock Dr., representing the University of Wisconsin-Madison; and Ald. Mike Verveer, 614 W. Doty St. #407, representing the 4th Ald. Dist.

12. [00577](#) Creating Section 28.06(2)(a)3077 of the Madison General Ordinances rezoning property from Temp A Agriculture to C3L Commercial Service and Distribution District, creating Section 28.06(2)(a)3078 of the Madison General Ordinances rezoning property from Temp A Agriculture to C2 General Commercial District, creating Section 28.06(2)(a)3079 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District, and creating Section 28.06(2)(a)3080 of the Madison General Ordinances rezoning property from Temp A Agriculture to R5 General Residence District.; Proposed Use: Existing Commercial and Residential Lots; 14th Aldermanic District: 2600 & 2800 Todd Drive; 2800 Ashford Lane; 2800 & 2900 Curry Parkway

A motion was made by Ald. Van Rooy, seconded by Vice Chair Bowser, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

Registering in support and available to answer questions was Shere Carter, 3009 Ashford Ln., representing the Arbor Hills Neighborhood Association.

13. [00578](#) Creating Section 28.06(2)(a)3070 of the Madison General Ordinances rezoning property from Temp A Agriculture to PUD(GDP) Planned Unit Development (General Development Plan) District, creating Section 28.06(2)(a)3071 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, creating Section 28.06(2)(a)3072 of the Madison General Ordinances rezoning property from Temp A Agriculture to R2S Single-Family Residence District, creating Section 28.06(2)(a)3073 of the Madison General Ordinances rezoning property from Temp A Agriculture to R3 Single-Family and Two-Family Residence District, and creating Section 28.06(2)(a)3074 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District; Proposed Use: 32 Residential Lots; 3rd Aldermanic District: 4609 & 4610 Rustic Drive

A motion was made by Ald. Van Rooy, seconded by Vice Chair Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

14. [00584](#) Creating Section 28.06(2)(a)3081 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: Nursing Home, Assisted Living Facility & 77 Unit Senior Apartment Building; 3rd Aldermanic District; 618 & 718 Jupiter Drive

A motion was made by Ald. Van Rooy, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

Registering in support was Jerry Bourquin, Dimension IV-Madison, the project architect; Steve Bartlett, 2105 Prairie Rd., representing the property owner; and Scott Frank, 801 Braxton Pl., representing Oak Park Place, the property owner.

15. [00781](#) Creating Section 28.06(2)(a)3082 of the Madison General Ordinances rezoning property from C1 Limited Commercial District to C2 General Commercial District. Proposed Use: Accommodate Drive-Up Window for Restaurant; 15th Ald. District: 3826 Atwood Avenue.

A motion was made by Ald. Van Rooy, seconded by Vice Chair Bowser, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Excused: 1 - Thimmesch and Ethington

Aye: 7 - Konkel, MacCubbin, Van Rooy, Ohm, Davis, Boll and Bowser

No: 1 - Forster Rothbart

Non Voting: 2 - Fey and Lanier

Speaking in support was Jim Glueck, 116 N. Few St., the project architect; Michael Dix, 407 W. Verona Ave., Verona, the property owner; and Paul Fisher, 2549 Hoard St., representing Michael's Frozen Custard.

Conditional Uses/Demolition Permits

16. [00906](#) Consideration of a conditional use located at 3826 Atwood Avenue for a "drive-up window" for an existing restaurant - "Michael's Frozen Custard". 15th Ald. Dist.
- A motion was made by Ald. Van Rooy, seconded by Vice Chair Bowser, to Approve. The motion passed by the following vote:**
- Excused:** 1 - Thimmesch and Ethington
- Aye:** 7 - Konkel, MacCubbin, Van Rooy, Ohm, Davis, Boll and Bowser
- No:** 1 - Forster Rothbart
- Non Voting:** 2 - Fey and Lanier
- Speaking in support was Jim Glueck, 116 N. Few St., the project architect; Michael Dix, 407 W. Verona Ave., Verona, the property owner; and Paul Fisher, 2549 Hoard St., representing Michael's Frozen Custard.*
17. [00907](#) Consideration of a conditional use located at 133 Talmadge Street for a wall mural on a detached garage. 6th Ald. Dist.
- A motion was made by Ald. MacCubbin, seconded by Ald. Konkel, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions was John Hendrick, 1315 Spaight St.; Dan Melton, 2138 LaFollette Ave., representing the Schenk-Atwood-Starkweather-Yahara Neighborhood Association; and Ald. Judy Olson, 518 Clemons Ave., representing the 6th Ald. Dist.*
18. [00908](#) Consideration of a conditional use located at 4701 Jenewein Road for an accessory parking lot in a City of Madison greenway to serve a proposed Boys and Girls Club of Dane County on an adjacent site in the City of Fitchburg. 10th Ald. Dist.
- A motion was made by Ohm, seconded by Vice Chair Bowser, to Approve. The motion passed by the following vote:**
- Excused:** 1 - Thimmesch and Ethington
- Aye:** 7 - Konkel, MacCubbin, Van Rooy, Ohm, Davis, Boll and Bowser
- No:** 1 - Forster Rothbart
- Non Voting:** 2 - Fey and Lanier
19. [00909](#) Consideration of a conditional use located at 4914 Pflaum Road to allow auto sales as part of an existing vehicle detailing shop. 16th Ald. Dist.
- A motion was made by Ald. Van Rooy, seconded by Vice Chair Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
20. [00910](#) Consideration of a demolition permit located at 353 West Mifflin Street to

demolish a house to accommodate a new residential proposal - "Metropolitan Place Phase II." 4th Ald. Dist.

A motion was made by Ald. Van Rooy, seconded by Ald. MacCubbin, to Approve. The motion passed by acclamation.

Registering in support and available to answer questions was Jerry Bourquin, Dimension IV-Madison, the project architect; Cliff Fisher, 107 N. Hancock St., the property owner; and Ald. Mike Verveer, 614 W. Doty St. #407, representing the 4th Ald. Dist.

Zoning Text Amendments

21. [00579](#) Creating Section 28.10(3)(c)13. of the Madison General Ordinances to add certain contractor's shops and offices as a permitted use in the SM district.
- A motion was made by Vice Chair Bowser, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
22. [00582](#) Creating Section 28.11(2)(c), repealing 28.11(2)(f), renumbering Sections 28.11(2)(g) and (h) to Sections 28.11(2)(f) and (g), respectively, and amending 28.11(3)(d) of the Madison General Ordinances to change the threshold for a conditional use for parking reduction and to clarify the concept of shared parking.
- A motion was made by Forster Rothbart, seconded by Vice Chair Bowser, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
- Registering in support but not wishing to speak was Delora Newton, 2810 Crossroads Dr. #1900L, representing Smart Growth Madison.*

BUSINESS BY MEMBERS

- *The Commission requested a report regarding the impact of recent annexations on police and fire services be placed on the May 2, 2005 Plan Commission agenda.*
- *Commission members discussed potential dates for a joint meeting with the Economic Development Commission.*
- *Plan Commissioners recommended April 25, 2005 as a possible date for a joint meeting with the Urban Design Commission. Staff will verify this date with Urban Design Commission members.*
- *Commission members requested that staff place on the April 18, 2005 agenda or subsequent agenda a discussion item regarding the right-of-way width of the Broom Street corridor.*

COMMUNICATIONS

None.

SECRETARY'S REPORT

Scheduling a Presentation by the Fire Department (April 18, May 2, 16)

The Plan Commission scheduled a presentation by the Fire Department for their May 16, 2005 meeting.

Update on Zoning Text Amendment Staff Team activities.

Murphy provided an update on Zoning Text Amendment Staff Team activities and answered Commissioner's questions. Ald. Konkel requested that Tenney Lapham and Dewey Court/Schley Pass be added as potential conservation districts.

Upcoming Matters - April 18 Meeting

- 333 West Mifflin Street - PUD - Metro Place Phase II Condominiums
- 900 Block Williamson Street - relocate house to this site
- 400 Block West Doty Street - relocate house to this site
- "Pine Hill Farms" Plat - Valley View Road
- 2800 Atwood Avenue - replace gas station, add convenience store
- 5800 Block Odana Road - demolish car wash

Upcoming Matters - May 2 Meeting

- 7400 Mineral Point Road - outdoor eating area for existing restaurant
- Hawks Meadow - 9500 Block Mid-Town Road
- Nelson Addition - Rustic Acres-200 Block Rustic Drive
- 5800 Block Femrite Drive - office building

ANNOUNCEMENTS**ADJOURNMENT**

A motion was made to Adjourn at 8:15 p.m. The motion passed by acclamation.