



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, December 2, 2013

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 10 -

Steve King; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

**Excused:** 2 -

Ledell Zellers and John L. Finnemore

Opin was chair for the meeting.

Heifetz arrived at 5:35 p.m. during consideration of Item 8.

Ald. Resnick arrived at 5:55 p.m. during consideration of Item 8.

Cantrell arrived at 6:10 p.m. during consideration of Item 8.

Staff present: Steve Cover, Secretary; Katherine Cornwell, Bill Fruhling, Jule Stroick and Tim Parks, Planning Division.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Hamilton-Nisbet disclosed that she had family that lived in the Hoyt Park planning area but that it would not affect her consideration of Item 8.

### MINUTES OF THE NOVEMBER 18, 2013 MEETING

**A motion was made by Berger, seconded by Sundquist, to Approve the Minutes. The motion passed by voice vote/other.**

### SCHEDULE OF MEETINGS

December 16, 2013 and January 13, 27, 2014

### ROUTINE BUSINESS

1. [32133](#) Authorizing the execution of an Amendment to Agreement for Installation Operation, Maintenance and Repair of Photovoltaic System with Madison Gas and Electric Company pertaining to the demonstration photovoltaic system in the upper parking lot of the Madison Municipal Building.

**A motion was made by King, seconded by Hamilton-Nisbet, to Return to Lead with the Recommendation for Approval to the TRANSIT AND PARKING COMMISSION. The motion passed by voice vote/other.**

2. [32136](#) Accepting a Permanent Limited Easement for Public Storm Water Management Purposes from the owners of parcels located at 5718 and 5802 Manufacturers Drive (Lots 87 and 88 of The Center for Industry & Commerce).

**A motion was made by King, seconded by Hamilton-Nisbet, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

3. [32141](#) Authorizing the execution of an Amendment to Non-Exclusive Permanent Limited Easement for private sidewalk and fiber optic cable purposes to Dean Health Plan, Inc. and Newcomb Properties, LLC across City Storm Water Utility Parcel 533 located at 8308 Excelsior Drive.

**A motion was made by King, seconded by Hamilton-Nisbet, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

4. [32142](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of Bowman Field, located at 1801 Fish Hatchery Road.

**A motion was made by King, seconded by Hamilton-Nisbet, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**

5. [32143](#) Authorizing the acceptance of ownership from Arbor Hills Neighborhood Association of a "Little Free Library" located within Arbor Hills Park at 3101 Pelham Road.

**A motion was made by King, seconded by Hamilton-Nisbet, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**

6. [32144](#) Authorizing the acceptance of ownership from Heritage Heights Neighborhood Association of two "Little Free Libraries" located within Heritage Heights Park at 701 Meadowlark Drive and Kennedy Park at 5202 Retana Drive.

**A motion was made by King, seconded by Hamilton-Nisbet, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**

7. [32163](#) Amending Section 10.31(3)(b) of the Madison General Ordinances to update insurance requirements for privileges in streets.

**A motion was made by King, seconded by Hamilton-Nisbet, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

## NEW BUSINESS

8. [30377](#) Adopting the *Hoyt Park Area Joint Neighborhood Plan* and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*.

On a motion by Sundquist, seconded by Rewey, the Plan Commission recommended approval of the neighborhood plan subject to the recommendations contained in the December 2, 2013 staff report and the following amendments:

- Correct references in the plan to state that the Emerald Ash Borer has been located in Madison (page 104);
- Promote sustainability to the third bullet under policy priorities (pages 11 and 12);
- Correct the fourth bullet on page 5 regarding transit service;
- Revise the third "Action" bullet on page 8 to read: "Encourage through auto traffic to use major arterials and travel at appropriate speeds or below posted speed limits through the Area";
- That the second sentence in the last bullet on page 60 be revised to read: " Removal of on-street parking to allow pedestrian pathways adjacent to the existing street terrace, installation of rain gardens to capture street runoff, sensitively placed pathways for low impact to street tree root system, or changing traffic pattern (e.g. one way on Ridge Street) should may be discussed.";
- That the language recommended by the Economic Development Committee to be added to page 31 of the plan be added as revised: "University Avenue is a key commercial Corridor serving the Madison area and providing an important western gateway to the central City. The University Avenue frontage addressed in the Focus Areas is an underutilized section of the corridor with potential to support commercial redevelopment that will serve the neighborhood and the larger city alike. Overall, the approach to the corridor in terms of development and redevelopment should be to remain sensitive to the surrounding neighborhood while recognizing that this is a regionally-important area, proximate to numerous major employers, and located in near the central part of the City. As such, redevelopment in the corridor should be dense, multi-use, and focused on supporting business and employment opportunities.";
- That any future redevelopment of the G1 site (west side of Hill Street at University Avenue) include consideration of the realignment of Hill Street with Shorewood Boulevard to the north to reduce/ eliminate the existing off-set of those streets (pages 35-36);
- Revise the references to first floor flex space on pages 37 and 38 to allow more flexibility (residential to commercial and commercial to residential);
- On a motion by Berger, seconded by Sundquist, the Plan Commission recommended that page 60 remain as proposed in the draft plan regarding sidewalks (thereby not enacting the deletions recommended by the Pedestrian/ Bicycle/ Motor Vehicle Commission) on the following 6-2 vote: AYE: Ald. King, Ald. Resnick, Berger, Cantrell, Hamilton-Nisbet, Sundquist; NAY: Heifetz, Rewey; NON-VOTING: Opin, Sheppard; EXCUSED: Ald. Zellers, Finnemore.

A motion by Ald. King, seconded by Berger, to maintain the heights along University Avenue referenced on pages 36, 37 and 39 as four stories failed on the following 1-7 vote: AYE: Ald. King; NAY: Ald. Resnick, Berger, Cantrell, Hamilton-Nisbet, Heifetz, Rewey, Sundquist; NON-VOTING: Opin, Sheppard; EXCUSED: Ald. Zellers, Finnemore.

The main motion to recommend approval of the neighborhood plan with the amendments noted above passed on the following 7-1 vote: AYE: Ald. King, Ald. Resnick, Berger, Cantrell, Hamilton-Nisbet, Rewey, Sundquist; NAY: Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Ald. Zellers, Finnemore.

**A motion was made by Sundquist, seconded by Rewey, to RECOMMEND TO**

**COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by the following vote:**

**Ayes:** 7 -

Steve King; Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

**Noes:** 1 -

Michael G. Heifetz

**Excused:** 1 -

Ledell Zellers and John L. Finnemore

**Non Voting:** 2 -

Ken Opin and Maurice C. Sheppard

Presenting the neighborhood plan on behalf of the City was Brian Munson, Vandewalle & Associates of E. Lakeside Street.

Speaking in support of the plan were: Jean MacCubbin of Heather Crest; Beverly Flanigan of Hammersley Avenue; Barbara Gerloff of Westmoreland Boulevard; Anthony Lathrop of McKinley Street, representing the Rocky Bluff Neighborhood Association; John Stolzenberg of Van Hise Avenue, and; Jason Valerius of W. Sunset Court. Julianne Dwyer of McKinley Street was also registered in support and wishing to speak; however, she gave her allotted time to Mr. Lathrop.

Also speaking in support of the neighborhood plan were Ald. Shiva Bidar-Sielaff, 2704 Kendall Avenue, representing the 5th District and Ald. Chris Schmidt, 4210 Odana Road, representing the 11th District.

Registered in support and available to answer questions were: Steven Siehr of N. Midvale Boulevard; Kit Becker of Hammersley Avenue, and Kit Vowles of Eugenia Avenue (who provided written comments with her registration that were shared with the Commission).

Registered in support but not wishing to speak was Gary Green of Plymouth Circle, representing the Sunset Hills Neighborhood Association.

**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.

**Conditional Use & Demolition Permits**

- 9. [31829](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be razed and a new residence to be constructed on a lakefront property at 1838 Camelot Drive; 19th Ald. Dist.

The Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials.

**A motion was made by Sundquist, seconded by Rewey, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions was Jason Franzen, Hart DeNoble Builders of Airport Road, Middleton, representing the applicant, Tom Walker.

- 10. [31937](#) Consideration of a conditional use to construct an accessory building on a lakefront property at 5510 Lake Mendota Drive; 19th Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials.

**A motion was made by Berger, seconded by Resnick, to Approve. The motion passed by voice vote/other.**

Registered in support of the request but not wishing to speak was the applicant, Sarah Spencer of Lake Mendota Drive.

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Tim Parks noted the upcoming matters for the Commission and reminded members that annual statement of interest forms were now due to the City Clerk's Office.

### - Upcoming Matters - December 16, 2013

- 17-25 N. Webster Street & 201 E. Mifflin Street - DR-1 to UMX, Demolition Permit and Conditional Use - Demolish 2 two-family residences, a four-unit apartment building and a five-unit apartment building to allow construction of a 58-unit apartment building
- 7401 Mineral Point Road - Conditional Use - Planned Multi-Use Site - Construct restaurant and restaurant with vehicle access sales and service window in parking lot at West Towne Mall
- 8839 Ancient Oak Lane - Preliminary Plat - Ripp Addition to Linden Park, creating 29 future single-family lots and 1 outlet for public stormwater management
- 310-402 Cottage Grove Rd. and 904 Dempsey Road - Revised Preliminary Plat and Final Plat - Royster Corners, creating 54 residential lots, 5 retail/ office lots, 1 lot for an existing utility use, 1 outlet for public stormwater management and 2 private outlets
- Lot 2, Royster Clark plat - Conditional Use - Construct mixed-use building w/ 9,900 sq. ft. of commercial space and 22 apartments
- Lot 3, Royster Clark plat - Conditional Use - Construct 80-unit apartment building
- Lot 5, Royster Clark plat - Conditional Use - Construct 71-unit apartment building
- 644 N. Frances Street - Conditional Use - Renovate existing non-conforming lodging house
- 4934 Felland Road - Extraterritorial Certified Survey Map - Create 4 lots in the Town of Burke

### - Upcoming Matters - January 13, 2014

- 149 E. Wilson Street - UMX to DC, Demolition Permit and Conditional Use - Demolish office building to allow construction of mixed-use building with 9,100 square feet of commercial space and 127 apartments
- 901-945 E. Washington Avenue & 902-946 E. Main Street - Demolition Permit - Demolish 7 buildings in phases, with construction of an addition to an existing five-story building and surface parking in the first phase
- 9414 Silicon Prairie Parkway - Conditional Use - Construct residential building complex containing 286 apartment units in 8 buildings and revised Certified Survey creating 3 lots for multi-family development and 1 outlet for future development
- 7102 Discovery Lane - Amended PD-GDP - Amend general development plan to allow future construction of 8 townhouse units in 2 buildings on site of existing pool
- 5851 Gemini Drive and 841 Jupiter Drive - PD-GDP to Amended PD-GDP-SIP - Construct mixed-use building w/ 2,000-15,000 sq. ft. of commercial space and 82 apartments, and approve gen. dev. plan for adjacent future 38-unit apartment building
- 409 E. Washington Avenue - UMX to DR-1- Convert existing commercial building to single-family residence
- 1902 Tennyson Lane - SR-C1 to SR-V2 - Provide zoning for the future development of 72 apartment units in 2 buildings and 24 single-family lots
- 1206 Northport Drive - Demolition Permit - Demolish dormitory to create additional open space at Lake View Hill Park
- 1717 Kendall Avenue - Conditional Use - Construct accessory building exceeding 576 square feet in the TR-C2 zoning district
- 1210 Vilas Avenue - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot
- 580 Toepfer Avenue - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 800 Langdon Street - Conditional Use Alteration - Conduct second phase of renovations to Memorial Union and construct Alumni Park
- 627 N. Lake Street - Conditional Use Alteration - Construct 3-story addition to existing fraternity/ lodging house on lakefront property
- 2510 W. Bellline Highway and 2714 W. Badger Road - Extraterritorial Certified Survey Map - Create 3 lots in the Town of Madison

## **ANNOUNCEMENTS**

Opin noted that he had two lithographs on display at Manna Cafe for the next month.

## **ADJOURNMENT**

**A motion was made by King, seconded by Resnick, to Adjourn at 8:25 p.m. The motion passed by voice vote/other.**