



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, October 16, 2006

5:30 PM

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

ROLL CALL

Present: Brenda K. Konkol, Lauren Cnare, Brian W. Ohm, Sarah Davis, James C. Boll, Michael Forster Rothbart and Kelly A. Thompson-Frater

Excused: Kenneth Golden, Nan Fey, Judy Bowser, Albert Lanier and Ruth Ethington

Boll was chair for this meeting.

Staff present: Mark Olinger, Secretary; Archie Nicolette, Michael Waidelich & Tim Parks, Planning Unit; Kitty Noonan, City Attorney's Office; Jeanne Hoffmann, Mayor's Office, and Larry Nelson, City Engineer.

MINUTES OF THE MEETING of September 18, 2006

A motion was made by Konkol, seconded by Cnare, to Approve the Minutes.
The motion passed by acclamation.

SCHEDULE OF MEETINGS

Regular Meetings: October 23 (Room 260 MMB); November 6, 20; December 4, 18, 2006.

SPECIAL ITEM OF BUSINESS - 5:30 p.m.

Melissa Huggins gave a presentation to the Plan Commission and took questions on the "Community Greens" concept in housing developments and outlined possible applications in Madison.

ROUTINE BUSINESS

- [04527](#) Determining a Public Purpose and necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for improvements for Castle Place from East Gorham Street to North terminus, being located in part of the Northwest 1/4 of Section 13, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin and authorizing the Mayor and City Clerk to sign all necessary documents necessary to accomplish the acquisition of land interests. (2nd AD)
A motion was made by Ohm, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.
- [04539](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required to facilitate construction of

the Buckeye Extension of the Capital City Trail, located in the Southeast ¼ of Section 9 and Northeast ¼ of Section 16, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. and approving plans and specifications for said project. (15th & 16th ADs)

A motion was made by Ohm, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

Registered in support and available to answer questions was Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.

3. [04589](#) Accepting a Public Storm Sewer Easement from Marty Century Farm Family Limited Partnership across lands located in Verona Township.

A motion was made by Ohm, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

4. [04606](#) Authorizing acceptance of a Sanitary Sewer Easement from Owners to the City of Madison which will include permission for Owners to build a skywalk over the Easement from the house to the garage. 19th Ald. Dist.

A motion was made by Ohm, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

NEW BUSINESS

5. [04533](#) Authorizing the Mayor and City Clerk to sign an Agreement with National Conference of Bar Examiners for the payment for municipal services.

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

6. [04579](#) Creating an ad hoc committee on parking strategic planning.

The Plan Commission recommended approval with the addition of a Plan Commission member to the ad hoc committee and the addition of the Plan Commission as a reporting body for the final report.

Ald. Konkol volunteered to be the Plan Commission representative to the ad hoc committee.

A motion was made by Konkol, seconded by Davis, to Return to Lead with the Recommendation for Approval to the LONG RANGE TRANSPORTATION PLANNING COMMISSION. The motion passed by acclamation.

7. [04629](#) Approving Geometrics for Monona Drive from W. Broadway through the Pflaum Road/Nichols Road intersection (includes roundabout at Pflaum/Nichols intersection). (16th AD / City of Monona)

A motion was made by Konkel, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the PEDESTRIAN/BICYCLE/MOTOR VEHICLE COMMISSION as substitute. The motion passed by acclamation.

Registered in support and available to answer questions was Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.

8. [04713](#) Changing the composition of the Plan Commission Demolition Permit Standards Subcommittee.

The Plan Commission approved changing the composition of the demolition subcommittee to include an alternate.

Kelly Thompson-Frater volunteered to serve as the alternate.

A motion was made by Cnare, seconded by Forster Rothbart, to Approve. The motion passed by acclamation.

9. [04753](#) Consideration of revised inclusionary zoning application for the approved Midvale Plaza redevelopment located at 555 South Midvale Boulevard. 11th Ald. Dist.

The Plan Commission referred this matter to allow staff and the developer to clarify issues regarding which version of the Inclusionary Zoning applies and to correct differences between the current CDBG Office report and the revised Inclusionary Dwelling Unit Plan.

The Commission asked that the IDUP presented to them when the project was first reviewed also be provided when this matter is next considered.

A motion was made by Konkel, seconded by Davis, to Rerefer to the PLAN COMMISSION, due back on October 23, 2006. The motion passed by acclamation.

Speaking in support of the revised Inclusionary Dwelling Unit Plan was Joseph Krupp, 3010 Woodland Trail, representing Midvale Plaza Joint Venture.

PUBLIC HEARING-6:00 p.m.

Neighborhood Plans

10. [03712](#) SUBSTITUTE - Adopting the Spring Harbor Neighborhood Plan and recommendations contained therein as a supplement to the City's adopted Comprehensive Plan. 19th Ald. Dist.

Following the recommendation of approval, Ald. Konkel and the Commission members thanked the neighborhood and Archie Nicolette for their efforts developing the plan.

A motion was made by Konkel, seconded by Thompson-Frater, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

Speaking in support of the neighborhood plan were: Mary Lindquist, 5809 Julia Street; Celeste Regenber, 5118 Lake Mendota Drive; Bob Steffen, 5317 Lake Mendota Drive, and; Ald. Noel Radomski, 5521 Terre Haute Avenue, representing the 19th District.

Registered in support and available to answer questions was Shary Bisgard, 1 Julia Circle, representing the Spring Harbor Neighborhood Association.

Registered in support but not wishing to speak was Thomas Smith, 1635 Norman Way.

Zoning Map Amendments

11. [04470](#) Creating Section 28.06(2)(a)3220. of the Madison General Ordinances rezoning property from R1 Single-Family Residence District to C1 Limited Commercial District. Proposed Use: Convert Residential Structure Into Veterinary Clinic; 16th Aldermanic District: 4421 Cottage Grove Road.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following conditions:*
- That the developer execute a deed restriction approved by the Planning Unit and City Attorney's Office prior to final approval of this project that restricts the subject property to use only as a small animal veterinary clinic with no on site boarding, pet walk and kennelling. Said restriction may be released by the City if the Comprehensive Plan is amended in the future to allow general commercial uses on this site.*
 - That signage for the clinic be only located along the Cottage Grove Road frontage and that the sign be restricted in design to the allowable signage permitted in the C1 zoning district. Said sign design and location shall be subject to the approval of the Planning Unit and Zoning Administrator prior to installation.*
 - That employee parking be restricted to the Vernon Avenue driveway and customer parking to the Cottage Grove Road parking area.*
 - That the applicant work with staff on developing a landscape buffer along the southern property line between the commercial and residential properties.*
 - That the parking area with three standard parking stalls and one accessible stall facing Cottage Grove Road be screened per a plan approved by the Planning Unit as part of the final approval of this project.*
- The Commission also asked staff to begin preparing an amendment to the Comprehensive Plan map to reflect the change in recommended land use for this site and possibly the lot across Vernon Avenue from "low-density residential" to a classification that would facilitate commercial zoning.*
- A motion was made by Konkel, seconded by Thompson-Frater, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
- Speaking in support of the project were: Jerry McAdow, Lathrop Clark, SC, 740 Regent Street, representing Wisconsin Veterinary Hospitals, SC; Bill Baures, 1013 Vernon Avenue, and; Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.*
- Registered in support and available to answer questions were: Joseph Valenta, 7530 Mineral Point Road and John Blindaver, 4421 Cottage Grove Road, both representing Wisconsin Veterinary Medical Hospitals; Carol Johnson, 1006 Vernon Avenue; Cindy Johnson, 57 Cumberland Lane; Doug Dhuse, W11363 CTH X, Portage, and; David & Nora Rogers, 4421 Cottage Grove Road*
- Registered in support but not wishing to speak was Illene Baures, 1013 Vernon Avenue*
12. [04471](#) Creating Section 28.06(2)(a)3219. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to R4 General Residence District. Proposed Use: Move 2 Single-Family Houses; 6th Aldermanic District: 54 & 58 Farwell Street.

Commission materials.

A motion was made by Konkol, seconded by Thompson-Frater, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

Registered in support were: Todd McGrath, McGrath Associates, 103 N. Hamilton Street, the applicant; George Riggan, Operation Fresh Start, 1925 Winnebago Street, and; Charles F. Rosien V, 970 University Avenue.

Conditional Uses/Demolition Permits

13. [04503](#) Consideration of a conditional use for a Planned Residential Development for a 166-unit development located at 2 Greenside Circle. 1st Ald. Dist.

The Plan Commission referred this matter to allow the applicant the opportunity to redesign the project to include an access to the project from the property to the north.

A motion was made by Forster Rothbart, seconded by Konkol, to Rerefer to the PLAN COMMISSION, due back on October 23, 2006. The motion passed by the following vote:

Excused: 4 - Golden, Fey, Bowser, Lanier and Ethington

Aye: 4 - Konkol, Cnare, Forster Rothbart and Thompson-Frater

No: 2 - Ohm and Davis

Non Voting: 1 - Boll

Speaking in support of the project was Ald. Jed Sanborn, 12 Cherbourg Court, representing the 1st District.

Speaking in opposition of the project were: Stewart Widen, 21 Greenside Circle; Sarath Krishna & Dr. B. Jayalakshmi, 17 Greenside Circle and Fred Taransky, 13 Greenside Circle.

Registered in support and available to answer questions were Peter Rott, Isthmus Architecture, 613 Williamson Street, representing Terrence Temple, West End Properties, Jason Franzen, 309 King Arthurs Court, Cross Plains; Lynn Hughey, 9105 Eaglewood Drive, and; Jason De Noble, 1838 Shady Point Drive.

Registered in support but not wishing to speak was Hart De Noble, 4743 Delmara Road, Middleton.

14. [04670](#) Consideration of a demolition permit to demolish a former school building for future subdivision of the land located at 6002 Cottage Grove Road. 3rd 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 the applicant close any existing driveways and grade and seed the site following demolition of the building.

-That no parking be allowed on the site following demolition.

-That, if the applicant wishes to have the building used for training and/ or burned by the Madison Fire Department, the applicant work with Planning Unit staff to notify neighbors within a distance as determined by staff.

A motion was made by Cnare, seconded by Ohm, to Approve. The motion passed by the following vote:

Excused: 4 - Golden, Fey, Bowser, Lanier and Ethington

Aye: 4 - Cnare, Ohm, Davis and Thompson-Frater

No: 2 - Konkel and Forster Rothbart

Non Voting: 1 - Boll

15. [04671](#)

Consideration of a demolition permit to demolish a house for future subdivision of the land located at 8815 Silkwood Trail. 1st Ald. Dist.

In denying this demolition application, the Plan Commission found the provisions of Section 28.04(22), Madison General Ordinances, regarding the standards for demolition permits were not met, in particular the consideration of the structural soundness of the subject building in deciding whether or not to approve the request. The Plan Commission felt the building was structurally sound and not suitable for demolition.

A motion was made by Thompson-Frater, seconded by Forster Rothbart, to Deny. The motion passed by acclamation.

Speaking in support of the Cottage Grove Road (#14) and Silkwood Trail (#15) demolitions was Dan Day, D'Onofrio Kottke, 7530 Westward Way, representing the applicant, Veridian Homes.

16. [04672](#)

Consideration of a demolition permit to demolish a house and build a new house on the site located at 1425 Chandler 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 and the following condition:

-That no burning or training activities be conducted by the Madison Fire Department as part of this demolition.

In voting against this demolition, Ald. Konkel felt that the request did not meet the demolition standards and felt in general like the Commission was getting away from the standards.

Forster Rothbart expressed concerns about the loss of diversity in the housing stock of the neighborhood and the impacts that has on housing affordability.

A motion was made by Thompson-Frater, seconded by Davis, to Approve. The motion passed by the following vote:

Excused: 4 - Golden, Fey, Bowser, Lanier and Ethington

Aye: 5 - Cnare, Ohm, Davis, Forster Rothbart and Thompson-Frater

No: 1 - Konkel

Non Voting: 1 - Boll

Speaking in support of the proposed demolition was John Standridge, 1011 Edgewood Avenue, representing the Vilas Neighborhood Association.

Registered in support and available to answer questions was the applicant, Dana Evans, 1201 Drake Street.

Registered in support but not wishing to speak were Larry Singer, 1415 Chandler Street and Julia Kerr, 1626 Madison Street, representing the Vilas Neighborhood Association.

17. [04673](#)

Consideration of a conditional use to allow one employee for a professional office in a new single-family house located at 1729 Heim Avenue. 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 and the following condition:

-That the conditional use be limited to one outside, non-family employee working on the subject site at any given time.

A motion was made by Forster Rothbart, seconded by Cnare, to Approve. The motion passed by acclamation.

Speaking in support of the proposed conditional use was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street, Suite 800, representing the applicants, Richard Ross and Susan Padberg.

Registered in support and wishing to speak were Ms. Padberg, 1025 Friar Lane, and Lou Host-Jablonski, Design Coalition, Inc., 2088 Atwood Avenue, representing the applicants.

Registered in support but not wishing to speak was Ald. Noel Radomski, 5521 Terre Haute Avenue, representing the 19th District.

18. [04675](#)

Consideration of a conditional use for a new boathouse on a lakeshore lot located at 2720 Waunona Way. 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 and the following condition:

-That construction of the boathouse not damage the existing trees.

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

Registered in support of the boathouse and available to answer questions was the applicant, Jim Willmore, 2720 Waunona Way.

Subdivisions

19. [04676](#)

Approving a final plat known as "The First Addition to Hawk's Creek" (formerly known as "Badger Mill Creek") located in the 3100 Block of Jeffy Trail. 1st Ald. Dist.

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

A motion was made by Cnare, 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.

Speaking in support of the plat was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street, Suite 800, representing the applicant, Rick McKy.

Registered in support and available to answer questions was Dave Glusick, Calking Engineering, 5010 Voges Road, also representing Mr. Mcky.

20. [04677](#)

Approving a final plat/replat known as "Replat of Lots 36-48 Pine Hill Farm" located in the 9300 Block of Winter Frost Drive. 1st Ald. Dist.

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

A motion was made by Ohm, seconded by Cnare, 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 the following vote:

Excused: 4 - Golden, Fey, Bowser, Lanier and Ethington

Aye: 5 - Cnare, Ohm, Davis, Forster Rothbart and Thompson-Frater

No: 0 -

Abstain: 1 - Konkel

Non Voting: 1 - Boll

Registered in support and available to answer questions was Dave Glusick, Calkins Engineering, 5010 Voges Road, representing the applicant, Holley Development.

21. [04678](#)

Approving a certified survey map of the Klas property located at 5833 Portage Road, Town of Burke, within the City's Extraterritorial Review Jurisdiction.

The Plan Commission referred this matter until a draft of the forthcoming Hoepker Road Neighborhood Development Plan can be used to consider the proposed land division.

A motion was made by Forster Rothbart, seconded by Konkel, to Rerefer to the PLAN COMMISSION. The motion passed by the following vote:

Excused: 4 - Golden, Fey, Bowser, Lanier and Ethington

Aye: 4 - Konkel, Ohm, Forster Rothbart and Thompson-Frater

No: 2 - Cnare and Davis

Non Voting: 1 - Boll

Speaking in support of the land division was the applicant, Jennifer Klas, 5835 Portage Road.

22. [04715](#)

Approving a certified survey map of the Madison Water Utility property located at 1224 Felland Road, Town of Burke, within the City's Extraterritorial Review Jurisdiction.

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

A motion was made by Forster Rothbart, seconded by Konkel, to Approve. The motion passed by acclamation.

There were no registrants on this item.

Zoning Text Amendments

23. [04443](#) Creating Section 28.108 of the Madison General Ordinances to establish a "Neighborhood Conservation District".
A motion was made by Cnare, seconded by Thompson-Frater, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on October 23, 2006. The motion passed by acclamation.
24. [04557](#) Amending the definition of "family" in Section 28.03(2) to recognize up to four (4) unrelated persons, who are disabled or handicapped pursuant to federal law and who require live-in assistants, as a family in the zoning code.
A motion was made by Davis, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on October 23, 2006. The motion passed by acclamation.

BUSINESS BY MEMBERS

Ald. Konkel questioned why the revised building plans for Midvale Plaza did not come back to the Plan Commission for approval. Tim Parks explained earlier in the meeting that the PUD-GDP-SIP was recommended for approval by the Commission with a condition that the project receive final approval of the Urban Design Commission on the final building plans.

Ald. Konkel inquired when the results of the multi-day planning program for the Allied Drive neighborhood would be presented to the Plan Commission. Mark Olinger responded that the leaders of the planning program were still finishing preparing the planning materials.

Ald. Konkel asked for an update on the proposed "One-stop shop." Mr. Olinger provided a brief update for the Commission.

Davis reinforced an earlier request by Ald. Konkel for all information on projects to be provided in advance of the meeting in the Commission member's packets.

Members also asked for a draft of the 2007 schedule to be provided.

COMMUNICATIONS

None

SECRETARY'S REPORT

UPCOMING MATTERS - October 23, 2006 Meeting

- Presentation regarding Metropolitan Planning Organization Regional Transportation Plan.*
- Amendment to the Cottage Grove Neighborhood Development Plan*
- Zoning text amendment regarding neighborhood conservation districts*
- 301 South Livingston Street - PUD, mixed-use development*
- 9401 Mid-Town Road - PUD, condominiums*
- 4922 Lake Mendota Drive - garage on lake lot*

- 4001 Lien Road - outdoor eating area/restaurant

UPCOMING MATTERS - November 6, 2006 Meeting

- 9701 Brader Way (9600 Block Mineral Point Road) - PUD, office building
- 1601 Gilson Street - PUD, demolition, mixed-use building
- 5320 Lake Mendota Drive - garage on lake lot

UPCOMING MATTERS - November 20, 2006 Meeting

- 2300-2500 Blocks Winnebago Street - PUD, "Union Corners", mixed-use development
- 301 South Ingersoll Street - PUD, apartment building
- 1501 Parkside Drive - M1 to C3L, convert building into church

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Davis, to Adjourn at 9:35 p.m. The motion passed by acclamation.