



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, September 15, 2008

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 -

Eric W. Sundquist; Tim Gruber; Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; James C. Boll; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

**Excused:** 1 -

Judy Bowser

Fey was chair for the meeting.

Staff present were Brad Murphy, Kevin Firchow, and Michael Waidelich, Planning Division; Don Marx, Real Estate; Greg Fries, Engineering; and Mario Mendoza, Mayor's Office.

### MINUTES OF THE August 18, 2008 MEETING

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

**Excused:** 1 -

Judy Bowser

**Ayes:** 6 -

Eric W. Sundquist; Tim Gruber; Lauren Cnare; James C. Boll; Michael A. Basford and Beth A. Whitaker

**Abstentions:** 2 -

Julia S. Kerr and Judy K. Olson

**Non Voting:** 2 -

Michael G. Heifetz and Nan Fey

### SCHEDULE OF MEETINGS

October 6 & 20 and November 3, 2008

### ROUTINE BUSINESS

1. [11543](#) Accepting a 1.7-foot wide Perpetual Easement for Public Sidewalk Purposes from Lindsey E. Lee and Elizabeth S. Rosen across property located at 731 Williamson Street.

**A motion was made by Olson, seconded by Kerr, to Return to Lead with the**

**Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

- 2. [11795](#) Authorizing the execution of a Dedication Agreement between the City of Madison and Homburg Farms, LLC for the dedication of land for the Glacial Drumlins State Bike Trail, and the execution of a sanitary sewer easement with the Village of Cottage Grove and a bike path easement with the Wisconsin Department of Natural Resources within the dedicated lands.

**A motion was made by Olson, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.**

Registered in support was Ald. Judy Compton, 6030 Fairfax Lane, representing District 16.

- 3. [11558](#) Authorizing the issuance of a Request for Proposals for the Purchase and Redevelopment of the Central Library parcel located at 201 West Mifflin Street, Madison, Wisconsin and the sale of a Condominium Unit within the Redevelopment for a new Central Library.

**A motion was made by Gruber, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.**

Speaking in support was Tripp Widder, 20 N. Carrol Street, representing the Madison Public Library.

**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.

**Neighborhood Plan Amendment**

- 4. [11792](#) Amending the Nelson Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to revise the land use recommendation for a property located south of Nelson Road and High Crossing Boulevard from Office/Service to Retail/Service, and to revise the recommended alignments of planned future street extensions in this area.

The project was referred to address the following:

- 1) Clarification from the applicant on whether the proposed access would be allowed under the existing access easement agreement with the adjacent property owner (or if a new easement agreement is needed).
- 2) Clarification on the status of the proposed secondary Nelson Road access, under review by the Wisconsin Department of Transportation.
- 3) Information from the applicant addressing stormwater runoff concerns raised by the adjacent property owner.
- 4) Additional information from the applicant on landscaping and screening.

Staff was requested to work with the district alderperson to re-notice the surrounding neighborhood on this proposal prior to its return before the Plan Commission.

**A motion was made by Kerr, seconded by Boll, to Rerefer to the PLAN COMMISSION, due back on 11/3/2008. The motion passed by the following vote:**

**Excused:** 1 -

Judy Bowser

**Ayes:** 6 -

Eric W. Sundquist; Julia S. Kerr; Judy K. Olson; James C. Boll; Michael A. Basford and Beth A. Whitaker

**Noes:** 2 -

Tim Gruber and Lauren Cnare

**Non Voting:** 2 -

Michael G. Heifetz and Nan Fey

The following registrants were for agenda items #4 and #5, which were considered together.

Speaking in support of the project was the applicant Patrick J. Donahue, W318 S3597 Perkins Road, Waukesha; Kevin Delorey, Quarels and Brady LLP, 33 East Main Street #900; Erik Madisen, 828 North Broadway, Milwaukee; Jorge F. Hidalgo, 20 Dunraeu Court, Cheswick, PA; and Payman Homayouni, 20875 Crossroads Circle; all representing the applicant. Also in speaking in support of the project was Ald. Joe Clausius representing District 17.

Speaking in opposition to the project was Harry Field, 1150 Sherman Avenue; Douglas S. Buck, 150 East Gilman Street, representing Lancaster Properties, Inc; and Richard L. Schmidt, 1 South Pinkney Street, #410 representing TMJ II Partnership.

**Zoning Map Amendments**

**5. [11616](#)**

Creating Section 28.06(2)(a)3384. of the Madison General Ordinances rezoning property from C2 General Commercial District to C3 Highway Commercial District. Proposed Use: Construct a Honda Dealership Facility; 17th Aldermanic District: 5555 High Crossing Boulevard.

The project was referred to address the following:

- 1) Clarification from the applicant on whether the proposed access would be allowed under the existing access easement agreement with the adjacent property owner (or if a new easement agreement is needed).
- 2) Clarification on the status of the proposed secondary Nelson Road access, under review by the Wisconsin Department of Transportation.
- 3) Information from the applicant addressing stormwater runoff concerns raised by the adjacent property owner.
- 4) Additional information from the applicant on landscaping and screening.

Staff was requested to work with the district alderperson to re-notice the surrounding neighborhood on this proposal prior to its return before the Plan Commission.

**A motion was made by Kerr, seconded by Boll, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 11/3/2008. The motion passed by the following vote:**

**Excused:** 1 -

Judy Bowser

**Ayes:** 6 -

Eric W. Sundquist; Julia S. Kerr; Judy K. Olson; James C. Boll; Michael A. Basford and Beth A. Whitaker

**Noes:** 2 -  
 Tim Gruber and Lauren Cnare

**Non Voting:** 2 -  
 Michael G. Heifetz and Nan Fey

Agenda items #4 and #5 were considered together and registrations are listed under agenda item #4.

6. [11614](#) Creating Section 28.06(2)(a)3382. 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)3383. 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: Amend Reston Heights Multi-Family GDP and SIP approval for 158 apartments (at 6901 Littlemore Drive); 3rd Aldermanic District: 6854 Stockbridge Drive, 6801-6901 Littlemore Drive.

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

**A motion was made by Basford, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

Speaking in support of the project was J. Randy Bruce, 7601 University Avenue, representing Madison Investment, LLC and Hayes Holdings, LLC. Registered in support and available to answer questions was Kevin Metcalfe, 726 N. Midvale Boulevard.

Speaking in opposition to the project was Paul Weber, 6934 Littlemore Drive; Mike Gall, 410 Bailey Drive; Sunil Asija, 6905 Stockbridge Drive; Lori Nebel, 6901 Stockbridge Drive; Kristine L. Arsenaault, 1113 Glacier Hill Drive; Linda Gossett, 239 East Hill Parkway; and Jan Harding, 709 Bailey Drive.

Registered in opposition and not wishing to speak was Lori Studnicka 409 Bailey Drive.

**Conditional Uses/ Demolition Permits**

7. [11602](#) Consideration of a conditional use to allow construction of a four-unit townhouse at 5166 Great Gray Drive. 16th Ald. Dist.

Referred at the request of the applicant.

**A motion was made by Kerr, seconded by Olson, to Rerefer to the PLAN COMMISSION and should be returned by 10/6/2008. The motion passed by voice vote/other.**

8. [11924](#) Consideration of a conditional use to allow a former fraternity house to be converted to an apartment building with lodging rooms at 222 Langdon 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 Cnare, seconded by Boll, to Approve. The motion passed by voice vote/other.**

Registered in support and available to answer questions was Thomas Miller, The Alexander Company, 29 East Wilson Street #907. Registered in support and not wishing to speak was Adam Winkler, 1626

Fordem Avenue #103, representing the Alexander Company.

9. [11925](#) Consideration of a demolition permit to allow a fire-damaged fraternity house to be demolished at 237 Langdon 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 Olson, seconded by Basford, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was Thomas S. Hurlbult, 102 North Main Street, representing the Sigma Phil Epsilon Fraternity.
10. [11926](#) Consideration of a demolition permit and conditional use to allow an existing office building to be demolished and a new dental office to be constructed at 344 South Yellowstone 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 Olson, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the project was Tim Kritter, TJK Design Build, 634 West Main Street, representing the applicant. Registered in support and available to answer questions was John Bieno, TJK Design Build, 634 West Main Street; Tim Carey, 2801 Coho Street; and Ald. Mark Clear, representing District 19.
11. [11927](#) Consideration of a demolition permit and conditional use to allow a fire-damaged apartment building to be demolished and a new apartment building to be constructed at 617 North Oak Street. 15th 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 Kerr, seconded by Basford, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.
12. [11928](#) Consideration of a major alteration to an existing conditional use to allow an existing boathouse to be demolished and a new boathouse to be constructed at 4922 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 Kerr, seconded by Basford, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.
13. [11930](#) Consideration of a major alteration to an existing conditional use to allow expansion of a daycare at 5206 Siggelkow Road. 16th Ald. Dist.
- The project was referred for 60 days (November 17, 2008 meeting) for the applicant to attempt to resolve nuisance complaints raised by the adjacent property owner.
- A motion by Ald. Cnare, seconded by Judy Olson, to approve the proposal failed (4:4). AYE: Cnare, Gruber, Basford, and Olson; NO: Kerr, Whitaker, Sundquist, and Boll; NON VOTING: Fey and Heifetz. That motion included the following conditions 1) Conditions recommended by staff; 2) That children not be allowed to play outside before 8:00 am; 3) That the applicant plant arbor vitae along the rear fence; and 4) That no more than 25 students be allowed outside at a time.
- A motion was made by Olson, seconded by Gruber, to Rerefer to the PLAN**

**COMMISSION, due back on 11/17/2008. The motion passed by the following vote:**

**Excused:** 1 -

Judy Bowser

**Ayes:** 6 -

Tim Gruber; Lauren Cnare; Judy K. Olson; James C. Boll; Beth A. Whitaker and Eric W. Sundquist

**Noes:** 2 -

Julia S. Kerr and Michael A. Basford

**Non Voting:** 2 -

Michael G. Heifetz and Nan Fey

Registered in support and available to answer questions was the applicant, Fareed Syed; 5206 Sigglekow Road and Adam Hebgen, W 6271 County Road DM, De Forest.

Speaking in opposition was Jose Mario Cantu, 27 Kanazawa Circle. Registered in opposition and not wishing to speak was Eddie T. Vue, 22 Kanazawa Circle.

Speaking neither support nor opposition was Ald. Judy Compton, 6030 Fairfax Lane, representing District 13.

14. [11931](#)

Consideration of a demolition permit and conditional use to allow an office building to be demolished and an accessory off-site car sales lot to be constructed at 5714 Odana Road. 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 Cnare, seconded by Olson, to Approve. The motion passed by voice vote/other.**

**BUSINESS BY MEMBERS**

None.

**COMMUNICATIONS**

15. [11938](#)

Memo dated August 20, 2008 from Mark A. Olinger, Secretary to the Plan Commission regarding alterations to the U.S. Bank Plaza Building at 1 South Pinckney Street.

This communication was distributed to the Plan Commission. Ald. Kerr confirmed that the district alderperson would need make a recommendation on the minor alteration to the conditional use.

**SECRETARY'S REPORT**

Brad Murphy summarized the upcoming matters.

**Upcoming Matters - October 6, 2008**

- 159-171 Proudfit Street, et al - R5/PUD-GDP to Amended PUD-GDP-SIP to demolish 3 houses to construct 2 office buildings in 2 phases
- 1421 MacArthur Road - R1 to R2 to allow future creation of 2 lots from existing single-family parcel
- 637 South Shore Drive - Conditional use to construct a garage in excess of 576 square feet in the R2 zoning district
- 610 John Nolen Drive - Conditional use to construct hotel in C3L adjacent to City park

- 4952 Thorson Road - CSM, ETJ to create two lots in the Town of Sun Prairie

**Upcoming Matters - October 20, 2008**

- 718 S. Orchard Street - PUD-SIP to Amended PUD-GDP-SIP to allow addition of an attached garage and living space to three-unit building adjacent to City park
- 617 Williamson Street - A major alteration to an existing conditional use to modify hours for an outdoor eating area
- 1422 Northport Drive - Demolish former grocery store with no proposed use
- 2002 Waunona Way - (Tentative) Major alteration to an existing conditional use to allow addition to a single-family home
- Adj. to 3214 Burke Road - CSM, ETJ to create one lot in the Town of Burke

**ANNOUNCEMENTS**

None.

**ADJOURNMENT**

**A motion was made by Boll, seconded by Sundquist, to Adjourn at 9:30 pm.  
The motion passed by voice vote/other.**