



# City of Madison

## Meeting Minutes - Final

### PLAN COMMISSION

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

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Monday, September 17, 2007

5:30 PM

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

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## ROLL CALL

**Present:** Tim Gruber, Lauren Cnare, Julia S. Kerr, Nan Fey, Judy K. Olson, James C. Boll, Judy Bowser, Michael A. Basford and Michael G. Heifetz

**Excused:** Brian W. Ohm and Beth A. Whitaker

*Nan Fey was chair for the meeting.*

*Staff present: Mark Oligner, Director Department of Planning and Community and Economic Development; Brad Murphy & Kevin Firchow, Planning Division; and Joel Plant, Mayor's Office.*

## MINUTES OF THE August 20, 2007 MEETING

A motion was made by **Boll**, seconded by **Kerr**, to Approve the Minutes. The motion passed by acclamation.

## SCHEDULE OF MEETINGS

*October 1, 15 and November 5, 19, 2007*

## UNFINISHED BUSINESS

- [05532](#) Accepting the Final Report of the East Washington Capitol Gateway Plan Advisory Committee and adopting the East Washington Capitol Gateway Corridor Plan and Urban Design Guidelines as a supplement to the City of Madison Comprehensive Plan, and other City plans to be used to guide future land use and development within the East Washington Capitol Gateway Corridor.  
*James Boll recused himself from this item.*  
**A motion was made by Bowser, seconded by Gruber, to Discuss. The motion passed by acclamation.**  
*The following Commission members volunteered for the five-person subcommittee: Judy Olson, Michael Basford, Tim Gruber, Judy Bowser, and Lauren Cnare. Nan Fey volunteered to be an alternate if Commissioner Ohm or Commissioner Whitaker are not interested in serving as an alternate.*

## ROUTINE BUSINESS

- [07359](#) Authorizing the Issuance of \$44,850,000 General Obligation Promissory Notes, Series 2007-A, of the City of Madison, Wisconsin, Providing the Details Thereof, Establishing Interest Rates Thereon and Levying Taxes Therefor.

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

3. [07323](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(1) and 10.35, Madison General Ordinances: Changing the existing name of Yesterday Drive to Eagle Summit Court from Owl Creek Drive to the point of intersection with a line between the Northeast corner of Lot 22 and the Southeast corner of Lot 31, Madison Commerce Park. (16th AD)

**A motion was made by Boll, 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 of the project and available to answer questions was Ald. Judy Compton, representing the 15th District.*

4. [07351](#) Authorizing the Mayor and the City Clerk to execute a release of the platted public utility easement reserved along the lot line dividing Lots 239 and 240, First Addition to Reston Heights.

*James Boll recused himself from this item.*

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

5. [07368](#) Authorizing the Mayor and City Clerk to execute a lease with the Perry J. Schappe Revocable Trust, the owner of property located at 819 East Washington Avenue, to accommodate the existing air space encroachment of a building canopy into the East Washington Avenue public right of way.

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

## NEW BUSINESS

6. [07174](#) Authorizing the Mayor and City Clerk to sign an Attachment Agreement between Suter's Speed Shop, Inc., and the City of Madison ("City").

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

*Registered in support of the project and available to answer questions was Ald. Judy Compton, representing the 15th District.*

7. [07342](#) Approving the Redevelopment Plan and District Boundary for the WID/MIR Redevelopment District.

**A motion was made by Cnare, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.**

**PUBLIC HEARING-6:00 p.m.****Zoning Map Amendments/Subdivisions**

8. [06572](#) Creating Section 28.06(2)(a)3271. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Remove 1 House, Demolish 2 Houses and 3 Garages, and Build 4-Story Apartment Building; 2nd Aldermanic District: 119, 123 & 125 North Butler Street and 120 & 124 North Hancock Street.  
*Referred to October 1, 2007 at the request of the applicant.*
- A motion was made by Boll, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**
9. [07315](#) Creating Section 28.06(2)(a)3291. of the Madison General Ordinances rezoning property from R1 Single-Family Residence District and C Conservancy District to C Conservancy District. Proposed Use: Rezone Lake View Hills Park; 18th Aldermanic District: 1202-1206 Northport Drive.  
*Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- Michael Basford abstained.*
- A motion was made by Cnare, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
- Registered in support of the project and available to answer questions were Dale Johannig, 4201 Esch Lane; Gaylord Plummer, 1 Fern Oak Court, representing Dane County; and Jon Becker, 4233 Kenwood Street, representing the Friends of Lake View Hill Park, Inc.*
- Registered in support and not wishing to speak were Susan Webster, 1414 Lake View Avenue; Stephen Webster, 1414 Lake View Avenue; and Ald. Michael Schumacher, representing the 18th District.*
10. [07227](#) Creating Section 28.06(2)(a)3283. 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: Construct 24-Unit Condominium Building; 3rd Aldermanic District: 810 Jupiter Drive.  
*Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Kerr, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by acclamation.**
- Registered in support and available to answer questions were applicant Keith Holmes, 6340 Irving Drive, Sun Prairie; and Richard Hiler, 1205 Red Tail Drive Verona, representing the applicant.*

11. [07345](#) Creating Section 28.06(2)(a)3286. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Capitol West GDP Amendment for Hyatt Place Hotel; 4th Aldermanic District: 333 West Washington Avenue.  
*Referred to October 1, 2007 at the request of the applicant.*
- A motion was made by Kerr, seconded by Boll, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**
- Speaking in support of the project were Dennis Meikleham, 178 South Main Street, Cohasset, MA, representing Lodge Works, LP; Nathan Novak; 625 Williamson Street, representing the applicant; Bill White 2708 Lakeland Avenue, representing the applicant; Applicant Thomas Miller, 29 East Wilson Street #907; Natalie Bock, 822 Hiawatha Drive, representing the applicant; Sarah Hoover, N3271 Hooker Road, Poynette, representing Downtown Madison, Inc.; and Peter Ostlind, 533 West Main Street, representing the Basset District of Capitol Neighborhoods*
- Registered in support and not speaking were Rosemary Lee, 111 West Wilson Street and Jonathon Cooper, 208 S. Henry Street, Madison, representing the Capitol West Steering Committee. Registered in support and not wishing to speak was Catherine Hixon, 29 East Wilson Street #208.*
- Registered in opposition and not wishing to speak was Gary L. Stout, 360 W. Washington Avenue #305.*
- Speaking in neither support or opposition was Ald. Mike Verveer, representing the 4th District.*
12. [07346](#) Creating Section 28.06(2)(a)3287. of the Madison General Ordinances rezoning property from Temp A Agriculture to Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3288. of the Madison General Ordinances rezoning property from Temp A Agriculture to Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3289. 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: GDP: Future Multi-Family Building; SIP: Construct 8 Single-Family Houses & 10 Duplexes: 1st Aldermanic District; 9401 Midtown Road.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following condition:*  
*-That the applicant pay \$80,000 toward the IZ Special Revenue Fund in lieu of providing on-site inclusionary dwelling units.*
- A motion was made by Kerr, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

13. [04679](#) Approving a final plat known as "Hawk's Ridge" located at 9401 Mid-Town Road. 1st Ald. Dist.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Kerr, 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 acclamation.**
- Speaking in support of items 12 and 13 was Ron Trachtenberg, 33 East Main Street #500, representing the applicant.*

### Conditional Uses/ Demolition Permits

14. [07274](#) Consideration of conditional uses to allow motorcycle and boat sales and a parking reduction at 7149 Manufacturers Drive. 17th 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 Gruber, seconded by Cnare, to Approve. The motion passed by acclamation.**
- Speaking in support of the project was Dave Uttech, Keller Inc., W177N 9856 River Crest Drive Suite 104, Germantown, representing the applicant.*
- Registered in support and available to answer questions was Adam Smith, 2901 International Lane Suite 200, representing the applicant.*
15. [07498](#) Consideration of a conditional use to allow a residential use on the first floor of a building in the C1 Limited Commercial District at 4429 Milwaukee Street. 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.*
- A motion was made by Boll, seconded by Olson, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions were applicant Bill O'Connell, 704 Raymond Road, Waunakee; and Brian Keller, 308 Grant Street, Waunakee, representing the applicant.*
16. [07500](#) Consideration of a conditional use for a wireless communications facility to allow an existing tower to be replaced with a new, larger tower at 1326 South Midvale Boulevard. 10th 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 Bowser, seconded by Boll, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer question was Michael Bieniek, SAC Wireless, 655 First Bank Drive, Palatine, IL.*

17. [07501](#) Consideration of alterations to the approved conditional use permits for two daycares located at 3201 and 3209 Tanglewood Drive. 7th 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 Bowser, seconded by Boll, to Approve. The motion passed by acclamation.**  
*Registered in support and available to answer questions was applicant, Mark Kraemer, 3513 Field Crest Way.*
18. [07504](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence at 1816 Adams 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.*  
**A motion was made by Boll, seconded by Olson, to Approve. The motion passed by acclamation.**  
*Speaking in support of the project was Jim Herkert; 1122 Stewart Street, representing the applicant.*  
  
*Registered in support and available to answer questions was applicant, David Herkert, 2114 West Lawn.*  
  
*Registered in neither support or opposition and speaking was David Elderbrock, 1814 Adams Street.*
19. [07505](#) Consideration of a demolition permit to allow demolition of a car sales/repair facility and a conditional use for a temporary parking lot at 854 East Washington Avenue. 2nd 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 if the temporary parking lot remain in use after October 1, 2010, that the applicant shall return to the Plan Commission and Urban Design Commission to renew this approval.*  
**A motion was made by Kerr, seconded by Boll, to Approve. The motion passed by acclamation.**  
*Registered in support and available to answer questions were Wade P Wyse, Jenkins Survey and Design, 161 Horizon Drive Suite 101; Verona and John McKegey, 2966 Woods Ridge Way, both representing the applicant.*

### Zoning Text Amendments

20. [07105](#) Amending Section 28.07(2)(c)17. of the Madison General Ordinances to include county uses and facilities as a conditional use in the Conservancy District.  
*The Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.*

*Michael Basford abstained.*

**A motion was made by Cnare, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

*Registered in support and available to answer questions was Jon Becker, 4233 Kenwood Street, representing the Friends of Lake View Hill Park, Inc.*

*Registered in support and not wishing to speak was Ald. Michael Schumacher, representing the 18th District.*

## Land Divisions

21. [07480](#) Approving a revised Certified Survey Map of property owned by Meriter Hospital, Inc. at 8001 Raymond Road. 7th Ald. Dist.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Gruber, 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 acclamation.**
- Registered in support and available to answer questions was the applicant, Melissa Huggins, 202 S. Park Street; Richard Slayton, 821 W Lakeside Street, representing the applicant; and Bill White, 2708 Lakeland Avenue, representing the applicant.*
22. [07479](#) Approving a Certified Survey Map of property owned by Peterscott, LLC at 5314-5318 Loruth Terrace (corner of Whitcomb Drive). 20th Ald. Dist.
- In speaking to his motion to reject the request, James Boll stated he did not believe the proposal was consistent with land division standards found in Section 16.23(8)(d). He cited first that the size, shape, and orientation of these lots would be inappropriate at this location. The subsequent use approved with the May 2006 demolition permit was explicitly for two single-family lots. The request for three lots was viewed as not being consistent with demolition standards at the time of that approval. He further stated that he believed the application to be driven by economics and not consistent with development standards. Mr. Boll also cited concerns for setting a precedent in which the Plan Commission would be open to approving changes to the subsequent uses approved during the demolition permit process. Finally, Mr. Boll stated his concern that the approval of this land division would create a precedent in which the Plan Commission would approve the subdivision of other large single-family lots within the this neighborhood, drastically changing the character of the neighborhood.*
- A motion was made by Boll, seconded by Bowser, to Place On File. The motion passed by acclamation.**
- Speaking in support of the application were applicant Scott Mathews, 2921 Interlaken Pass; Karen Karnel, 333 West Mifflin Street; Doug Sonntag; 2877 Larkspur Lane, Fitchburg; and Michael Screnock, 1 South Pinkney Street, representing the applicant.*
- Speaking in opposition of the application was Marlon Piekarczyk, 1105 Gilbert Road; Lawrence Winkler, 5306 Loruth Terrace; Jeanne Garnett, 5310 Loruth Terrace; John C. Jenkins, 5406 Whitcomb Drive; Lisa Stec, 5301 Loruth Terrace; Scott Harrington, 5210 Whitcomb Drive; Mary Stroud, 5203 Whitcomb Drive; and Tom McKenna, 5013 representing the Orchard Ridge Community Club.*
- Registering in opposition to the application and not wishing to speak were Jordan M.*



Garnett, 5310 Loruth Terrace; Georgia Thompson, 5303 Loruth Terrace; Dave Denig-Chakroff, 5305 Whitcomb Drive; Mary Denig-Charkroff, 5305 Whitcomb Drive; Paul Segal, 5137 Loruth Terrace; Donna Mathison, 5209 Loruth Terrace; Dick Mathison, 5209 Loruth Terrace; Jeanine Hanson, 5409 Hammersly Road; Helen C. Damek, 5117 Loruth Terrace; Jacqueline Kelley, 5105 Loruth Terrace; John Kelley, 5105 Loruth Terrace; Dennis Henning, 5313 Whitcomb Drive; Carl Pruess, 5409 Hammersly Road; Sandra Strache, 5126 Whitcomb Drive; Edward M Watson, 5126 Whitcomb Drive; Tina Hutchinson, 5909 Hammersly Road; Deane Army, 5401 Whitcomb Drive; Edith Army, 5401 Whitcomb Drive; Ingrid Russell, 5310 Whitcomb Drive; Margaret Karpinsky, 5314 Loruth Terrace; Phyllis L. Fosshage, 5110 Whitcomb Drive; Brent and Tracy Midelfort, 5310 Hammersly Road; Paul McLeod, 5209 Whitcomb Drive; Barbara McLeod, 5209 Whitcomb Drive; Linda Moore, 5206 Whitcomb Drive; Timothy J. Moore, 5206 Whitcomb Drive; Terry Ellen Moen and Arthur Haus Moen, 1129 Gilbert Road; and Wanda Rodriguez, 5218 Loruth Terrace.

### Miscellaneous Public Hearing Item

23. [06074](#) Consideration of alterations to an existing planned unit development that includes facade changes and an outdoor eating area for a retail establishment, the addition of a balcony to a residential unit and clarification of the zoning text governing the project, all located at 804 Williamson Street. 6th Ald. Dist.

*Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following conditions:*

- That hours of operation shall cease at 8 PM Monday through Friday and 5 PM Saturday and Sunday;
- That the applicant shall install umbrellas to deflect sound;
- That smoking be prohibited in the patio area;
- That facade improvements be approved per the comments in staff reports; and
- That zoning text should be amended to restore the zoning for commercial spaces as those permitted in C1- Limited Commercial Zoning.

**A motion was made by Olson, seconded by Boll, to Approve with Amendment(s). The motion passed by acclamation.**

*Speaking in support of the project was applicant Megan Ramey, 804 Williamson Street; Matt Tobias, 1351 South Street #21; Lindsey Lee, 735 Williamson Street; Mary Bolger, 101 North Blount Street #1218; Aaron Joffe 802-4 Williamson Street; Richard Zillman, 949 Harvey Terrace; Ana Misis 808 Williamson Street #203; and Ald. Rummel, representing the 6th District.*

*Registering in support and available to answer questions were Amy Schwab, 802 Williamson Street #2; and Bridget Rogers, 802 Williamson Street #1; and Michael Schulz, 808 Williamson Street #104.*

*Registering in support and wishing not to speak were Clark Miller 802 Williamson Street #3; Jodi E. Meier, 101 North Blount Street; Chris Raning, 808 William Street #304.*

*Speaking in opposition to the project were David Bridgeford, 808 Williamson Street #309; and Mark Dudzik, 808 Williamson Street #301.*

*Registered in opposition and not wishing to speak were Sherie Hohs, 808 Williamson Street #310; Catherine Hixon 29 East Wilson Street #208.*



## BUSINESS BY MEMBERS

*Lauren Cnare distributed a handout entitled "Study Finds Neighborhood Design Impacts Activity Level and Underscores the Need for More Walkable Communities."*

## COMMUNICATIONS

*None.*

## SECRETARY'S REPORT

*Brad Murphy went over upcoming items and informed the Commission that the proposed 2008 meeting schedule was in their packets for review.*

## Upcoming Matters - October 1, 2007

- 6733 Fairhaven Road - PUD-GDP & Wetland to Amended PUD-SIP, construct 12-unit townhouse*
- 430 West Dayton Street - R6 to PUD-GDP/PUD-SIP, additional unit in multi-family residential building*
- 4216 Jerome Street - Demolish single-family house and subdivide into five lots*
- 5402 Voges Road - A to M1/Wetlands and demolish single-family home to construct multi-tenant building and offsite parking lot (revised)*
- 4822 Venetian Lane - CSM ETJ, 2 single-family lots in Town of Blooming Grove*
- 6810 Cross Country Road - CSM ETJ, 3 single-family lots in Town of Verona*
- 5306 Raymond Road - CSM referral to Plan Commission, 2 lots (non-standard arrangement)*
- 410 East Wilson Street - Conditional use for outdoor eating area*
- 5646 Lake Mendota Drive - Conditional use for a new detached garage on lakefront lot*
- 2918 Waunona Way - Conditional use for a second floor addition to and existing lakefront residence*

## Upcoming Matters - October 15, 2007

## ANNOUNCEMENTS

*None.*

## ADJOURNMENT

*The meeting was adjourned at 9:58 PM.*

**A motion was made by Boll, seconded by Bowser, to Adjourn. The motion passed by acclamation.**