



# City of Madison

City of Madison  
Madison, WI 53703  
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## Meeting Minutes - Approved PLAN COMMISSION

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Monday, November 16, 2009

5:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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### CALL TO ORDER/ROLL CALL

**Present:** 8 -

Michael Schumacher; Nan Fey; Eric W. Sundquist; Judy K. Olson; James C. Boll; Michael A. Basford; Tim Gruber and Douglas J. Pearson

**Excused:** 4 -

Lauren Cnare; Julia S. Kerr; Judy Bowser and Michael G. Heifetz

Nan Fey was chair for the meeting.

Staff Present: Mark A. Olinger, Secretary; Brad Murphy and Kevin Firchow, Planning Division; Joe Gromacki, Real Estate Services; Barb Constans, CDBG Office, Katherine Noonan, Attorney's Office; and Mario Mendoza, Mayor's Office.

### MINUTES OF THE NOVEMBER 2, 2009 REGULAR PLAN COMMISSION MEETING AND THE NOVEMBER 9, 2009 DOWNTOWN PLAN WORKING SESSION

Minutes for both meetings were unanimously approved. The minutes of the November 2, 2009 Regular Plan Commission Meeting were approved on a motion by Olson, seconded by Boll. The minutes of the November 9, 2009 Downtown Plan Working Session were approved on a motion by Olson, seconded by Gruber.

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

### SCHEDULE OF MEETINGS

- Regular Meetings: December 14, 2009 and January 11, 25, 2010.

- Downtown Plan Working Session: November 30, 2009 (5:30 p.m., Room 300, Madison Municipal Building).

- Zoning Code Rewrite Working Sessions were scheduled for December 2 and December 15, 2009. A discussion of accessory dwelling units will be scheduled as part of the December 2 working session. Both working sessions are scheduled to begin at 6:00 pm.

### NEW BUSINESS

1. [16560](#) Approving Changes to the Inclusionary Zoning Program Policies and Procedures Document.

This item was referred to allow consultation with the City Attorney's office to consider the advisability of revising the methodology to utilize an appraised value versus an assessed value.

**A motion was made by Olson, seconded by Schumacher, to Rerefer to the PLAN COMMISSION. The motion passed by voice vote/other.**

**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.

**Tax Increment Finance District**

- 2. [16433](#) Approving a Project Plan Amendment for Tax Incremental District (TIF) #23 (Capitol Square Revitalization) City of Madison and authorizing the use of the "Half-Mile Rule" as provided for in State of Wisconsin TIF Law.

This motion passed unanimously.

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

Registered in support and available to answer questions was Ald. Mike Verveer, 614 West Doty Street, #407, representing District 4.

**Zoning Text Amendment**

- 3. [16263](#) Amending Section 28.10(4)(d)7. of the Madison General Ordinances to retroactively remove the 500 foot distance requirement between Residential Districts and auto storage yards.

The Commission recommended approval of a modified ordinance adding a provision that temporarily removes the existing 500 foot distance requirement between junkyards / automobile storage yards and residentially zoned properties. This provision would sunset on December 31, 2010 and any approvals would need to be granted prior to the sunset of this ordinance. The Commission requested that specific language be crafted by the City Attorney's Office. This motion passed unanimously.

A substitute motion, made by Sunquist and seconded by Basford, to recommend approval of the proposed text amendment with a reduction of the distance requirement to 300 feet between junkyards / automobile storage yards and residentially zoned properties was withdrawn by the maker of the motion.

This item pulled into the Common Council agenda twice, as agenda items 12 and 113.

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

Speaking in support of this item were Joe Jackson, 6034 Lawry Court, Oregon and Michael Christopher, DeWitt Ross and Stevens, 2 East Mifflin Street, representing John Schmidt.

Speaking in opposition to this item were Peter Conrad, Axley Brynelson, 2 East Mifflin Street, representing Prairie Land Towing and Todd Menzel, Prairie Land Towing, 868 Progress Way, Sun Prairie.

Registered in support and available to answer questions were John and Jodie Schmidt, 1621 Beld Street.

Registered in opposition and not wishing to speak was Tim Menzel, 868 Progress Way, Sun Prairie.

**Zoning Map Amendment**

- 4. [16442](#) Creating Section 28.06(2)(a)3458. of the Madison General Ordinances rezoning property from R4 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3459. 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 a 112-Unit Residential Condominium Development in 28 Buildings; 1st Aldermanic District: 1802 Maplecrest Drive and 9002 Hawks Reserve Lane.

The Commission recommended approval subject to the comments and conditions contained within the Plan Commission materials and the following modification:

- That the plans be revised to add a north-south private drive automobile connection between Dominus Court and Silver Oak Court.

This motion passed unanimously.

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

Speaking in support of this item was Randy Burce, Knothke Bruce Architects, 7601 University Avenue, representing the applicant, Jeff Haen.

Speaking in opposition to this item was Jane Nordby, 1809 Maplecrest Drive.

Registered in support and available to answer questions was the applicant, Jeff Haen, 9 Hawks Landing Circle.

**Conditional Use/Demolition Permits**

- 5. [16561](#) Consideration of a demolition permit to allow a single-family residence to be razed and a new residence to be constructed at 1010 Northport Drive. 18th Ald. Dist.

The Plan Commission found the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials. This motion passed unanimously.

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

There were no registrations on this item.

- 6. [16562](#) Consideration of a conditional use and a demolition permit to allow a single-family residence to be razed and a new residence to be constructed on a lakefront lot at 2708 Waunona Way. 14th Ald. Dist.

This item was referred at the request of the applicant. This motion passed unanimously.

**A motion was made by Boll, seconded by Gruber, to Rerefer to the PLAN COMMISSION, due back on 12/14/2009. The motion passed by voice vote/other.**

There were no registrations on this item.

- 7. [16563](#) Consideration of a conditional use and a demolition permit to allow a single-family residence to be razed and a new residence to be constructed

on a lakefront lot at 1834 Camelot Drive. 19th Ald. Dist.

The Plan Commission found the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials. This motion passed unanimously.

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

Registered in support and available to answer questions was Jason Denoble, Hart DeNoble Builders, 7923 Airport Road, Middleton. Registered in support and not wishing to speak were Gar Holcomb, 603 Westwynd Court, Mazomanie, WI, and Jason Franzen, 309 King Arthur Court, Cross Plains, both representing Hart DeNoble Builders.

8. [16564](#)

Consideration of a conditional use to allow conversion of five lodging rooms into two additional apartments at 310 North Butler Street. 2nd Ald. Dist.

The Plan Commission found the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials. This motion passed unanimously.

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

There were no registrations on this item.

**BUSINESS BY MEMBERS**

None.

**COMMUNICATIONS**

None.

**SECRETARY'S REPORT**

Brad Murphy summarized the upcoming matters. Mr. Sundquist inquired whether the TID amendment relating to the Edgewater Redevelopment would be considered jointly with the other land use approvals. Mr. Murphy responded that the TIF request was being evaluated by staff, but he was not certain whether that review would be completed prior to the December 14, 2009 Plan Commission meeting or the January Common Council meetings. Ald. Schumacher asked whether staff could prepare a timetable identifying the specific approval dates for the Edgewater redevelopment proposal. Mr. Murphy noted an approval timetable was originally prepared by staff, however this is no longer current based on the applicant's resubmittal of materials. The applicant had not yet applied to the Landmarks Commission for a Certificate of Appropriateness or to the Zoning Board of Appeals for an anticipated variance approval. Without these applications, staff cannot confirm an exact revised timetable, though staff would contact the applicant to address these issues. Nan Fey noted that a joint informational meeting of the Landmarks Commission and Urban Design Commission on this proposal is scheduled for November 18, 2009, noting that a quorum of the Plan Commission may be in attendance at that meeting.

**Upcoming Matters - December 14, 2009**

- 129 W. Gorham Street - HIS MH-C2 & R6H to PUD-GDP - General development plan for future construction of a 46-unit apartment building
- 1012 Fish Hatchery Road - C3 to PUD-GDP - General development plan for future construction of a 62-unit apartment building
- 115-117 S. Bassett Street - R6 to PUD-GDP-SIP to allow renovation of an existing single-family residence and 3-unit residence and construction of a 6-unit residence at the rear of the site
- (Tentative) 666 Wisconsin Avenue - HIST-MH OR and R6H to PUD-GDP-SIP to allow redevelopment and expansion of the Edgewater Hotel

**ANNOUNCEMENTS**

None.

## ADJOURNMENT

A motion was made by Boll, seconded by Gruber, to Adjourn at 7:33 pm. The motion passed by voice vote/other.