



City of Madison

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

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Monday, March 23, 2009

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 8 -

Judy Bowser; Eric W. Sundquist; Tim Gruber; Lauren Cnare; Nan Fey;
Judy K. Olson; James C. Boll and Michael A. Basford

Excused: 3 -

Julia S. Kerr; Beth A. Whitaker and Michael G. Heifetz

Fey was chair for the meeting. Ald. Kerr arrived during the Secretary's Report.

Staff Present: Mark Olinger, Secretary; Brad Murphy, Rick Roll, Brian Grady, and Kevin Firchow, Planning Division; Augustin Olvera, Housing Operations; Matt Tucker, Zoning Administrator; Andrew Statz and Katherine Plominski, Mayor's Office.

MINUTES OF THE MEETING

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

SCHEDULE OF MEETINGS

April 6, 20 and May 14, 18, 2009

ROUTINE BUSINESS

1. [13953](#) 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 name of Grim Street to Grimm Street. (17th AD)

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

2. [13972](#) Accepting a Permanent Construction and Maintenance Easement from the Board of Regents of the University of Wisconsin System across property located in the UW Arboretum to allow for the reconstruction and maintenance of the Lake Wingra dam.

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

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

UNFINISHED BUSINESS

3. [12771](#)

SECOND SUBSTITUTE - Establishing sustainability goals to guide the development of the plan for the Northeast Neighborhoods.

Recommend to Council to adopt an alternate resolution with the following revisions to the second substitute of the resolution:

-That Goal 2 be revised to state the following: "Reducing household consumption of natural gas and fossil fuel-generated electricity by 25% compared to a baseline reflecting recent residential construction, which will be established and included in the Northeast Neighborhoods Development Plan."

-That a new goal (Goal 5) be added to state the following: "That the City deliver services in the most energy efficient method possible."

The addition of Goal 5 was approved on a motion made by Olson and seconded by Ald. Gruber to amend the main motion. Both the amendment and the main motion passed by the following vote 6:0 (AYE: Bowser, Sundquist, Ald. Gruber, Ald. Cnare, Olson, and Basford: NON VOTING: Fey; ABSTAINING: Boll)

A motion was made by Sundquist, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Excused: 3 -

Julia S. Kerr; Beth A. Whitaker and Michael G. Heifetz

Ayes: 6 -

Judy Bowser; Eric W. Sundquist; Tim Gruber; Lauren Cnare; Judy K. Olson and Michael A. Basford

Abstentions: 1 -

James C. Boll

Non Voting: 1 -

Nan Fey

Speaking in opposition to this item was John DeWitt, 49 Cambridge Road, representing Wood Madison Corp.

Speaking in neither support nor opposition was Brian Munson, Vandewalle Associates, 120 East Lakeside Street, representing Benchmark Development and Chris Homburg, 5512 Woodridge Road, representing Homburg Equipment Inc.

Registered in neither support nor opposition and available to answer questions was Mike Lawton, 470 Regent Street, representing DR Development.

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

- 4. [13981](#) Adopting the Truax Park Apartments Master Plan and Site Development Study and recommendations contained therein as a supplement to the City's adopted Comprehensive Plan. 17th Aldermanic District.

The motion passed by the following vote: 6:1: (AYE: Bowser, Sundquist, Ald. Cnare, Olson, Boll, Basford; NO: Ald. Gruber; NON VOTING: Fey)

A motion was made by Cnare, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

- Excused:** 3 -
Julia S. Kerr; Beth A. Whitaker and Michael G. Heifetz
- Ayes:** 6 -
Judy Bowser; Eric W. Sundquist; Lauren Cnare; Judy K. Olson; James C. Boll and Michael A. Basford
- Noes:** 1 -
Tim Gruber
- Non Voting:** 1 -
Nan Fey

There were no registrations on this item.

Zoning Map Amendments

- 5. [13256](#) SUBSTITUTE - Creating Section 28.06(2)(a)3411. 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)3412. 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: Relocate existing 2-Unit Building, Construct Underground Parking and New 2-Unit; 6th Aldermanic District: 430-434 South Thornton Avenue, 1526 Jenifer Street and 433 Cantwell Court.

Referred to allow an opportunity for City agencies and the neighborhood to review recently amended plans for this project.

A motion was made by Boll, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 4/6/2009. The motion passed by voice vote/other.

There were no registrations on this item.

- 6. [13259](#) SUBSTITUTE - Creating Section 28.06(2)(a)3413. of the Madison General Ordinances rezoning property from R4L Limited General Residence District and R4A Limited General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3414. 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: Relocated 2-Unit from South Thornton Avenue onto Vacant Property; 6th Aldermanic District: 1148 Jenifer Street.

Referred pending a recommendation by the Urban Design Commission.

A motion was made by Boll, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 4/6/2009. The motion passed by voice vote/other.

There were no registrations on this item.

7. [13571](#)

Creating Section 28.06(2)(a)3419. of the Madison General Ordinances rezoning property from R2 Single-Family Residence District to R2S Single-Family Residence District. Proposed Use: Rezone to Allow Future Creation of 2 Lots from Existing Single-Family Parcel; 15th Aldermanic District: 3502 Sargent Street.

Approval of the zoning map amendment was recommended subject to the comments and conditions contained in the Plan Commission materials. The motion passed unanimously.

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

Registered in support and available to answer questions was the applicant, Patrick Kovich, 4615 Star Spangled Trail.

Land Division

8. [14032](#)

Approving Certified Survey Map of property owned by McAllen Properties Madison, LLC located at 3901 Hanson Road. 17th Ald. Dist.

A motion was made by Boll, seconded by Olson, 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 voice vote/other.

There were no registrations on this item.

Conditional Use

9. [13349](#)

Continuing jurisdiction review by the Plan Commission of an approved conditional use for a beer garden for the Stadium Bar located at 1419 Monroe Street. 5th Ald. Dist.

The Plan Commission approved the modifications and additional conditions contained within the Plan Commission materials and the following additional condition that were determined necessary to bring the remaining aspects of this existing conditional use into compliance with the standards set forth in Section 28.12(11)(g) and previous conditions imposed by the Plan Commission.

-That the applicant notify the Madison Police Department within 48 hours prior to operating the "year-round" outdoor eating and drinking area without tables and chairs. As a clarification, this condition applies only to the area immediately adjacent to the building (shown with an approved non-fixed seating of 132 persons and a fixed seating capacity of 44 persons) on the approved site plans.

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

Speaking in support of this item was Harvey Temkin, 2313 Sugar River Road, Verona, representing McJingles and McGoff LLC (The Stadium Bar) and Tom Beach, 722 Wilder Drive, Madison, WI

53704.

Speaking in neither support nor opposition was Ald. Robbie Webber, 2613 Stevens Street, representing District 5.

Registered in support and available to answer questions was Jim Luedtke, 2614 Kendall Avenue and Katherine Plominski, 210 Martin Luther King Blvd. #403.

BUSINESS BY MEMBERS

Chair Fey noted that the Zoning Code Rewrite Advisory Committee is reviewing a draft of the Planned Development District Chapter. Based on a request from Ald. Kerr, this information will be discussed at an upcoming Plan Commission meeting upon completion of a revised draft, potentially the second meeting in April.

COMMUNICATIONS

None.

ROLL CALL

Present: 9 -

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

Excused: 2 -

Beth A. Whitaker and Michael G. Heifetz

SECRETARY'S REPORT

Brad Murphy informed the Commission that the demolition notification system was recently activated, summarized the upcoming matters, and noted that a draft of the Shady Wood Neighborhood Development Plan was distributed to the Commission.

Ald. Cnare inquired whether the Shady Wood Neighborhood Development Plan and other plans would include similar sustainability goals to those now being discussed for the Northeast Neighborhood Development Plan. Mr. Murphy responded that all of the City's plans include recommendations regarding sustainability; however, the Northeast Neighborhood Development Plan is unique in that it sets very specific sustainability, numeric-based goals and is intended to be a pilot project. Further, Mr. Murphy noted that the intent is for the City to evaluate and develop implementation tools for the Northeast Area and evaluate the feasibility and succes of the plan's goals prior to applying similar goal language to other plans.

Ms. Olson inquired about the timing and implementation of plans. Mr. Murphy referenced the Northeast Area developers' desire to begin implementation as soon as possible and noted that implementation could begin in 2010.

Update on Demolition Notification system

The system was developed to assist applicants for demolition permits and their agents with completing the required notification of the list of interested persons registered with the City prior to the filing of their application. The notification is required to occur either 30 or 60 days prior to the submittal of any application involving a demolition or removal of a building based on the age of the building. The default notification is 30 days is except for buildings built before 1940, where a 60-day notification is required.

Beginning March 19, 2009, all applicants for demolition or removal will be required to post their notifications to the list of interested persons before they may submit their application.

Those interested in being notified of upcoming demolitions should register at:
<https://my.cityofmadison.com/>

Upcoming Matters - April 6, 2009

- 202 South Park Street - R4/R6/C2 to PUD-GDP-SIP for Meriter Hospital campus master plan GDP/SIP for ext. conditions and small projects Mr. Murphy noted that he anticipates this item will be referred to the 4/20 meeting.
- 6234 South Highlands Avenue - Deep Residential Lot CSM to create 2 single-family lots, including one deep residential lot

Upcoming Matters - April 20, 2009

- Downtown Plan update
- 8002 Watts Road - PUD-SIP to Amended PUD-SIP to construct 4,500 square-foot office building
- 1900-16 East Washington Avenue/17 North First Street - R5/C2 to PUD-GDP-SIP & Demo to demolish 5 buildings and construct mixed-use building with 26 condos and 11,700 sq ft of retail
- 9502-9602 Silicon Prairie Parkway - RPSM to RDC with master plan for future office development
- Gorham/Blair/Johnson Streets - R5 to PUD-GDP & PUD-SIP & Demo to demolish 11 houses, restore 8 houses, and construct 3 apartment buildings with 85 units
- 4901 Eastpark Boulevard - Revised Preliminary and Final Plats for the American Center Plat, Eastpark First Addition, creating 1 lot and 2 outlots
- 2117 South Stoughton Road - Conditional use for the operation of an automobile accessory store with automobile sales

ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Boll, seconded by Gruber, to Adjourn at 7:46 pm. The motion passed by voice vote/other.