



# City of Madison

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

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Monday, August 18, 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:** 7 -

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

**Excused:** 4 -

Judy Bowser; Julia S. Kerr; Nan Fey and Judy K. Olson

James Boll was chair for the meeting.

Staff present: Brad Murphy and Kevin Firchow, Planning Division; Dan McCormick, Traffic Engineering Division; Dan Rolfs and Joe Gromacki, Real Estate; and Mario Mendoza, Mayor's Office.

### MINUTES OF THE August 4, 2008 MEETING

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

### SCHEDULE OF MEETINGS

September 15 and October 6 & 20, 2008

### ROUTINE BUSINESS

1. [11334](#) Authorizing the Mayor and the City Clerk to execute a release of a portion of a public utility easement reserved in Lots 18 and 19 of the Plat of Colony Heights, located at 1602 Parkside Drive.

**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 voice vote/other.**

2. [11471](#) Authorizing the execution of an Amendment to Easement pertaining to a Gas Regulator Station Vault and Access Easement from the City to Madison Gas and Electric Company, within a public greenway at 404 Burdette Court.

**A motion was made by Cnare, 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.**

**Excused:** 4 -  
Judy Bowser; Julia S. Kerr; Judy K. Olson and Nan Fey

**Recused:** 1 -  
James C. Boll

**Ayes:** 5 -  
Eric W. Sundquist; Tim Gruber; Lauren Cnare; Beth A. Whitaker and Michael G. Heifetz

**Non Voting:** 1 -  
Michael A. Basford

- 3. [11505](#) Authorizing the execution of a First Amendment to Easement pertaining to a Public Utility Easement from the City to Wisconsin Bell, Inc., d/b/a AT&T Wisconsin, within the Isthmus Bike Path located at 320 Division Street.

**A motion was made by Cnare, seconded by Heifetz, to Return to Lead with the Recommendation for Approval to the PEDESTRIAN/BICYCLE/MOTOR VEHICLE COMMISSION. The motion passed by voice vote/other.**

**UNFINISHED BUSINESS**

- 4. [11615](#) Reconsideration of the August 4, 2008 recommendation by the Plan Commission on I.D. #10643, rezoning 515 S. Midvale Boulevard from PUD-GDP to PUD-SIP.

**A motion was made by Gruber, seconded by Heifetz, to Approve. The motion passed by the following vote:**

**Excused:** 4 -  
Judy Bowser; Julia S. Kerr; Judy K. Olson and Nan Fey

**Ayes:** 5 -  
Eric W. Sundquist; Tim Gruber; Lauren Cnare; Beth A. Whitaker and Michael G. Heifetz

**Noes:** 1 -  
Michael A. Basford

**Non Voting:** 1 -  
James C. Boll

- 5. [10643](#) Creating Section 28.06(2)(a)3367. 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: Final Plans to Construct a Mixed-Use Building with 100 Apartments and Retail; 11th Aldermanic District: 515 South Midvale Boulevard.

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

- 1. That there be two garage doors with automobile access from both Midvale Boulevard and Caromar Drive, as shown in the latest version of plans labeled "Option C" submitted by the applicant.

2. That the applicant work with the property owner to the north (Midvale Heights Apartments) and City Engineering to assure that there be no flooding and also work these parties on the final plans for grading, retaining wall, and bioretention area along the north side of the building.
3. That four (4) three-bedroom or two-bedroom plus den units be included in the plans.
4. That the applicant and property management make every reasonable effort to keep the Midvale parking garage entrance operable at all times. The driveway on the Midvale side shall be cleared to the same standards as are required of sidewalks on City streets.
5. That the applicant work with City Traffic Engineering to explore additional safety features on Caromar Drive and Midvale Boulevard.

A motion by Cnare, seconded by Basford to add an additional condition requiring that the Midvale Boulevard access be operational all year and include heated pavement treatments failed on the following vote 2:4 (AYE: Cnare, Basford; NO: Sundquist, Heifetz, Gruber, Whitaker; NON VOTING: Boll)

Plan Commission action on this item followed approval of a motion to reconsider the recommendation of approval made by the Plan Commission at the meeting of August 4, 2008. The August 4, 2008 recommendation for approval passed unanimously and was recommended subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the rain garden shown along the northern property line be relocated to the eastern property line to the extent possible.
- That access to the underground parking level be provided by a workable, all-season driveway from S. Midvale Boulevard as approved by staff from the Planning Division and Traffic Engineering Division. (The Commission encouraged the driveway design to be approved by staff prior to the project returning to the Urban Design Commission for final approval.)
- That as much open space and land for drainage be provided along the northern property line as possible given the S. Midvale Boulevard driveway option approved.
- That the stormwater management plan for the development be approved to ensure that there will be no flooding impact on the apartment project located to the north.
- That there be no impact from headlights exiting the underground parking level on the apartment project to the north.

**A motion was made by Gruber, seconded by Heifetz, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by the following vote:**

**Excused:** 4 -

Judy Bowser; Julia S. Kerr; Judy K. Olson and Nan Fey

**Ayes:** 4 -

Eric W. Sundquist; Tim Gruber; Lauren Cnare and Michael G. Heifetz

**Noes:** 2 -

Michael A. Basford and Beth A. Whitaker

**Non Voting:** 1 -

James C. Boll

The following were registered on agenda items 4 and 5:

Speaking in support of the project was the applicant, Joseph Krupp, Midvale Plaza Joint Venture, 2020 Eastwood Drive and John Lichtenheld, 717 John Nolen Drive, representing the applicant. Also speaking in support of the project was Jeremy Pasdo, 4109 Euclid Avenue and Scott Kelly, 5103 Tontawatha Trail. Registered in support and available to answer questions was Peter Fortlege, 1400 E. Washington Avenue, representing the applicant. Registered in support and not wishing to speak was Karyl Lynn Bruckner, 418 Toepfer Avenue, representing the applicant.

Speaking in opposition to the project was Anna Strenski, 4317 S. Owen Drive; Karen Matteoni, 1710 Yahara Place; Earl Reichel, 4306 Tokay Boulevard; Bonnie McMullin-Lawton, 555 Chatham Terrace;

Chris Schmidt, 4210 Odana Road; and Mike Bell, 445 S. Owen Drive. Registered in opposition and available to answer questions was Brett Darrow, 4312 S. Owen Drive. Registered in opposition and not wishing to speak were Janet Beach Hanson (no address provided); Jeanne Daniels, 549 Caromar Drive; Paul Cerutti, 549 Caromar Drive; Brett Larson, 545 Gately Terrace; Paul Matteoni, 1710 Yahara Place; and Michelle Reisoisen, 544 Gately Terrace.

**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 Financing District**

- 6. [11506](#)            Creating Tax Incremental Finance (TIF) District #39 (Stoughton Road) City of Madison and approving a Project Plan and Boundary for said TIF District.  
Approval recommended with a revised boundary and legal description including lands in the Tradesman Commerce Park, as described in the memorandum and corresponding map prepared by Dan Rolfs in City Real Estate.  
  
**A motion was made by Cnare, seconded by Basford, 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 Ron Trachtenberg, 33 East Main Street #500, representing the Marsh Road Development Corporation and Alder Judy Compton, 6030 Fairfax Lane, representing District 16.

**Zoning Map Amendment/Subdivisions**

- 7. [11427](#)            Creating Section 28.06(2)(a)3378. of the Madison General Ordinances rezoning property from R4 General Residence District to R2 Single-Family Residence District. Proposed Use: Replatting 5 Multi-Family Lots into 7 Single-Family Lots; 17th Aldermanic District: 4409, 4417, 4425, 4433 and 4441 Bellgrove Lane.  
  
Approval recommended subject to the comments and conditions contained in the Plan Commission materials.  
  
**A motion was made by Sundquist, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
  
- 8. [11600](#)            Approving the preliminary and final plats of Churchill Heights Replat located at 4409-4441 Bellgrove Lane. 17th Ald. Dist.  
  
Approval recommended subject to the comments and conditions contained in the Plan Commission materials.  
  
**A motion was made by Cnare, seconded by Heifetz, 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.**

The following registration was for agenda items 7 and 8.

Registered in support was Ron Trachtenberg, 33 East Main Street #500, representing Churchill Homes.

9. [11601](#) Approving the final plat of McAllen 120 Business Park located at 6403-6504 Femrite Drive. 16th Ald. Dist.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.

**A motion was made by Cnare, seconded by Heifetz, 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.**

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

### Conditional Uses/ Demolition Permits

10. [11413](#) Consideration of a conditional use, planned commercial site to allow construction of a hotel and restaurant in excess of 40,000 square feet with an outdoor eating area at 822-844 John Nolen Drive. 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.

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

Registered in support was the applicant Jay Supple, 4716 Bayview Lane and Christopher Thiel, 717 John Nolen Drive, representing the applicant.

11. [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 Cnare, seconded by Basford, to Refer to the PLAN COMMISSION and should be returned by 9/15/2008. The motion passed by voice vote/other.**

Registered in neither support nor opposition was Alder Judy Compton, 6030 Fairfax Lane, representing District 16.

12. [11603](#) Consideration of a conditional use to allow operation of an arcade at 449 State Street, Unit B. 4th 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 Basford, seconded by Heifetz, to Approve. The motion passed by voice vote/other.**

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

13. [11604](#) Consideration of a conditional use for an outdoor eating area to serve two restaurants at 4718 East Towne Boulevard. 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 Sundquist, seconded by Basford, to Approve. The motion passed by voice vote/other.**
- There were no registrants on agenda item 13.
14. [11605](#) Consideration of a major alteration to an existing conditional use to allow construction of an addition to the UW Education Building at 1000 Bascom Mall. 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 Heifetz, seconded by Cnare, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was Angela Pakes Ahlman, 610 Walnut Street, Ste 957.
15. [11606](#) Consideration of a conditional use to allow construction of a detached garage in excess of 576 square feet in the R2 Single-Family Residence District at 4225 Beverly Road. 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 Whitaker, seconded by Gruber, to Approve. The motion passed by voice vote/other.**
- Speaking in support was the applicant John Urban, 4225 Beverly Road; Jon Drolet, 1902 Melrose Street, representing the applicant; and Phyllis Degioia, 4226 Beverly Road.
- Speaking in opposition was Don Von Rase, 4229 Beverly Road.
16. [11607](#) Consideration of a conditional use to allow construction of a temporary parking lot at 1602 South Park 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 Cnare, seconded by Basford, to Approve. The motion passed by voice vote/other.**
- Registered in support was Jeff Neckwee, 1602 S. Park Street, and Jim Glueck, 116 N. Few Street, representing the applicant.
17. [11608](#) Consideration of a conditional use for a wall mural at 2 Waubesa Court. 6th 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 Basford, to Approve. The motion passed by the following vote:**

**Excused:** 4 -

Julia S. Kerr; Judy K. Olson; Judy Bowser and Nan Fey

**Ayes:** 4 -  
 Tim Gruber; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

**Noes:** 1 -  
 Lauren Cnare

**Non Voting:** 1 -  
 James C. Boll

Speaking in support of the project was the applicant, Becky Steinhoff, 149 Waubesa Street. Registered in support and available to answer questions was Mariah Miller, 2122 Yahara Place and Carl Landsness, 230 Waubesa Street.

- 18. [11609](#) Consideration of a major alteration to an existing conditional use to allow an additional dwelling unit in an existing apartment building at 526 West Wilson Street. 4th 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 Sundquist, seconded by Gruber, to Approve. The motion passed by voice vote/other.**

Registered in support was the applicant Josh Langlois, 5878 Tree Line Drive; Jim Glueck, 116 N. Few Street, representing the applicant; and Alder Mike Verveer, 614 W. Doty Street #407, representing District 4.

- 19. [11610](#) Consideration of a conditional use to allow conversion of a former daycare/ apartment into a community center at 1910 Lake Point Drive. 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.

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

Registered in support and not wishing to speak was Anthony Nastasi, 5333 Lake Park Boulevard. Registered in support and available to answer questions was Tom Solyst, 1917 Lake Point Drive, representing the Bridge Lake Point Waunona Neighborhood Center; Jim Glueck, 116 N. Few Street, representing the Bridge Lake Point Waunona Neighborhood Center; and Frank Staniszewski, 413 Meadowlark Drive, representing Madison Development Corporation.

- 20. [11612](#) Consideration of a demolition permit to allow a former motorsports shop to be demolished and a fitness center to be constructed at 5110 High Crossing Boulevard. 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 Heifetz, seconded by Gruber, to Approve. The motion passed by voice vote/other.**

Registered in support and available to answer questions was Jerry Bourquin, Dimension IV, representing the applicant.

**Land Division**

- 21. [11613](#) Consideration of a certified survey map within the City's Extraterritorial Review Jurisdiction creating two lots at approximately 5491 Packers Avenue/ CTH CV, Town of Burke.

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 Gruber, to Approve. The motion passed by voice vote/other.**

Registered in support and available to answer questions was James F. Taff (address not provided), representing the applicant and William Dobbs, 4222 Dwight Drive. Registered in neither support nor opposition and available to answer questions was Al Kaukl, 1406 Mayfield Lane.

## **BUSINESS BY MEMBERS**

None.

## **COMMUNICATIONS**

None.

## **SECRETARY'S REPORT**

Brad Murphy summarized upcoming Plan Commission matters.

### **Upcoming Matters - September 15, 2008**

- 6901 Littlemore Drive - Amended PUD-GDP & PUD-SIP to amend Reston Heights MF, GDP and SIP approval for 158 apartments
- 5555 High Crossing Boulevard - C2 to C3 to construct a Honda dealership facility
- 344 South Yellowstone Drive - Demolish office building to construct dental office building
- 237 Langdon Street - Demolish a fire-damaged fraternity house with no proposed use
- 4922 Lake Mendota Drive - Major alteration to a conditional use to demolish and rebuild a boathouse
- 5206 Siggelkow Road - Major alteration to a conditional use to expand an existing daycare
- 5714 Odana Road - Demolish former office building to construct off-site accessory car sales lot
- 222 Langdon Street - Conditional use to convert a former lodging house into an apartment building w/ lodging rooms

### **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

## **ANNOUNCEMENTS**

None.

## **ADJOURNMENT**

**A motion was made by Boll, seconded by Whitaker, to Adjourn at 7:38 pm. The motion passed by voice vote/other.**