



# City of Madison

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

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Monday, April 12, 2010

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 -

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

**Excused:** 2 -

Michael Schumacher and Douglas J. Pearson

Nan Fey was chair for the meeting. Ald. Kerr arrived after the approval of the minutes.

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Michael Waidelich, and Kevin Firchow, Planning Division; and Larry Studesville, Mayor's Office.

### MINUTES OF THE March 22, 2010 MEETING

The minutes approved subject to the following corrections.

- Page 5: Under Item 10, Mr. Basford was incorrectly noted as voting against the motion he made to refer the zoning map amendment to the April 12 meeting. Ms. Olson should be noted as voting NAY and Mr. Basford voting AYE.

-Page 7: Under Communications, correct the typographical error in the second sentence with the corrected sentence reading: Fey noted that she received correspondence regarding the Edgewater Hotel redevelopment, which was forwarded to staff.

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

### SCHEDULE OF MEETINGS

April 26 and May 10, 24, 2010

### SPECIAL ITEM OF BUSINESS

- Presentation of draft process and timeline to consider amendments to the Comprehensive Plan

Michael Waidelich presented a draft process and timeline to consider amendments to the Comprehensive Plan. No formal action was taken, though the following comments were made by Plan Commission members. Ald. Kerr requested that notices of proposed plan amendments be provided to the district alderpersons. She also inquired as to the standards that would be used to evaluate potential amendments. Mr. Murphy responded that the general standards pertaining to the protecting the public interest would apply as well as the conformance of the amendments with the goals, objectives, and policies of the plan. Further detail on the standards could be provided. Mr. Gruber indicated the schedule generally looked good, but raised questions on the timing of this effort related to the completion of the Downtown Plan and the Zoning Ordinance. He questioned whether there was adequate time and staff resources to complete these concurrently. Mr. Waidelich responded that under the proposed process, these efforts would proceed concurrently. Mr. Heifetz raised questions and concerns on the state's consistency requirement and its relationship to future land use decisions that may be in conflict with the Plan. Mr. Murphy and Mr. Waidelich summarized the types of approvals that must be consistent with the Comprehensive Plan.

Further, it was noted that the Comprehensive Plan includes broad recommendations that are already flexible. Proposed changes could potentially increase or decrease this flexibility. Ald. Cnare questioned whether staff had an estimate of the number of plan amendments that may be proposed. Mr. Waidelich indicated staff did not have such an estimate, at this point. She further inquired if there was a process to "filter" potential amendments to which staff noted that the Plan Commission would review and approve the list of amendments to be considered, prior to staff beginning work on them. Finally, she recommended that staff establish a cut-off date for considering potential amendments.

- Plan Commission appointment to the Long Range Transportation Planning Committee (to replace Mr. Boll)

No appointment was made. As part of this discussion, Ald. Kerr announced her interest in serving as a Plan Commission Representative to the the State Street Oversight Advisory Committee. That appointment was not on this agenda and no formal action was taken.

**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.

**Zoning Map Amendment**

- 1. [17779](#) Creating Section 28.06(2)(a)3479. 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, and creating Section 28.06(2)(a)3480. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Demolish Single-Family Home at Rear of Lot to Allow Accessory Building with Dwelling Unit; 4th Aldermanic District: 430 West Dayton Street.

In making its recommendation to place this item on file, the Commission found that Planned Unit Development Standards 1a and 1b were not met.

The motion passed by the following vote 6-2 (AYE: Ald Cnare, Ald. Kerr, Sundquist, Olson, Bowser, and Basford; NO: Heifetz and Boll; NON-VOTING: Fey and Gruber)

**A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL TO PLACE ON FILE - PUBLIC HEARING. The motion passed by voice vote/other.**

- Excused:** 2 - Michael Schumacher and Douglas J. Pearson
- Ayes:** 6 - Lauren Cnare; Julia S. Kerr; Eric W. Sundquist; Judy K. Olson; Judy Bowser and Michael A. Basford
- Noes:** 2 - James C. Boll and Michael G. Heifetz
- Non Voting:** 2 - Tim Gruber and Nan Fey

Speaking in support of this request was the applicant, Brandon Cook, 430 W. Dayton Street. Also speaking in support of his item was Katlyn Froistad, Jacqueline Rudzinski, and Kristen Boaurtha, 430 W. Dayton Street.

Registered in support and available to answer questions was Matthew Aro, 116 King Street, representing the applicant.

### Subdivision

2. [18001](#) Approving the preliminary and final plat of Allied Drive, Phase II located at 2437 Allied Drive and 4654 Crescent Road. 10th Ald. Dist.
- Approval recommended subject to the comments and conditions found in the Plan Commission materials. This motion passed unanimously.
- A motion was made by Olson, seconded by Bowser, 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/ Demolition Permit

3. [18002](#) Consideration of a demolition permit to allow a single-family residence to be razed and a new office to be constructed at 4622 Dutch Mill Road. 16th Ald. Dist.
- This item was referred pending approval by the Urban Design Commission. The motion passed unanimously.
- A motion was made by Basford, seconded by Olson, to Rerefer to the PLAN COMMISSION. The motion passed by voice vote/other.**
- There were no registrations on this item.

## BUSINESS BY MEMBERS

Mr. Basford requested that the Plan Commission schedule a discussion, at either a regular or special meeting, on the procedure to review items anticipated to be complex and controversial and which are anticipated to take a long time. He cited concerns over March 22, 2010 deliberation on the Edgewater redevelopment proposal including not having enough time to review information provided at the public hearing and the late hour at which the Plan Commission took action. Nan Fey acknowledged this request and noted that discussion on the Edgewater Redevelopment project would not be appropriate for this meeting as this item was not on the Plan Commission agenda.

## COMMUNICATIONS

Nan Fey noted the email communication to Ald. Kerr that was included in the Plan Commission packets. There were no other communications.

## SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters.

### Upcoming Matters - April 26, 2010

- 1208-1214 Spring Street - R5 to PUD-GDP-SIP & Demolition Permit to demolish 3 existing residences to allow construction of an 87-unit apartment building
- 924 Williamson Street - Conditional use alteration for parking lot screening, outdoor eating area, and parking reduction for existing nightclub
- 4622 Dutch Mill Road - Demolish single-family residence to construct an office building
- 1229 Applegate Road - Demolish commercial building with no proposed future use
- 1262 John Q. Hammons Drive - Conditional use for an outdoor eating area for a restaurant

- Informational presentation regarding proposed Grandview Commons grocery store

**Upcoming Matters - May 10, 2010**

- 115 North Mills Street & 117 North Charter Street - R5 & C3 to PUD-GDP-SIP & Demolition Permit for the demolition of the existing UW Physical Plant Building to allow construction of biomass fuel handling and storage facility on east side of Mills Street and the renovation and expansion of the Charter Street Plant to burn biomass & natural gas
- 8101-8119 Mayo Drive - PUD-GDP & PUD-SIP to Amended PUD-SIP to allow minor expansion of approved SIP to add driveway and additional surface parking
- 3918 Monona Drive - Conditional use for an outdoor eating area for restaurant/coffee house

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Boll, seconded by Kerr, to Adjourn at 6:48 pm. The motion passed by voice vote/other.**