



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, August 22, 2005

5:30 PM

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

ROLL CALL

Fey was Chair for this meeting.

Present: Brenda K. Konkol, Lauren Cnare, Kenneth Golden, Nan Fey, Sarah Davis, James C. Boll, Judy Bowser, Albert Lanier, Michael Forster Rothbart and Kelly A. Thompson-Frater

Excused: Brian W. Ohm and Ruth Ethington

MINUTES OF THE AUGUST 1, 2005 MEETING

The Commission amended the minutes with the following changes:

The adjournment motion was by Boll. Bowser was Chair for the meeting and made no motions. The motion attributed to Bowser should have been by Ald. Konkol.

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

SCHEDULE OF MEETINGS

Regular Meetings: September 19; October 10, 24; November 7, 21; December 5, 2005.

Comprehensive Plan Revisions - Working Sessions: August 25; September 1, 8, 12, 2005.

APPOINTMENTS

- State Street Oversight Committee

By acclamation the Plan Commission appointed James Boll to the State Street Oversight Committee.

SPECIAL ITEM OF BUSINESS

Presentation by the Local Food Policy Advisory Subcommittee of the Environment Agriculture and Natural Resources Committee of the County Board.

The Commission received a presentation by the Local Food Policy Advisory Subcommittee of the Environment Agriculture and Natural Resources Committee of the County Board. The Plan Commission requested that staff contact representatives of the Subcommittee for recommendations to incorporate into the City's Comprehensive Plan.

ROUTINE BUSINESS

1. [01565](#) Authorizing the Mayor and City Clerk to enter into an agreement with MG&E to construct, maintain, and manage an active stormwater infiltration system in the Odana Hills Golf Course and Park. (20th Ald Dist)

A motion was made by Bowser, seconded by Davis, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by the following vote:

Excused: 1 - Ohm and Ethington

Aye: 7 - Konkel, Cnare, Golden, Davis, Bowser, Lanier and Forster Rothbart

No: 0 -

Abstain: 1 - Boll

Non Voting: 2 - Fey and Thompson-Frater

Registering in support and available to answer questions were Jeff Hruby, 2820 Walton Commons West, Suite 135; and Robert Stoffs, 914 Lawrence Street, both representing Madison and Electric Company

2. [01712](#) Authorizing a grant of an access easement over City-owned land to Ironworks Development LLC to facilitate its development project at 149 Waubesa Street. 6th Ald Dist

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

UNFINISHED BUSINESS

3. [01551](#) Accepting the Report of the Board of Estimates Subcommittee on Tax Incremental Finance (TIF).

A motion was made by Ald. Konkel, seconded by Ald. Cnare, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

Registered in support were Marsha Rummel, 1618 Jenifer Street, representing the Marquette Neighborhood Association; and Susan Schmitz, 210 Marinette Trail, representing Downtown Madison Inc.

4. [01737](#) Approving a "Minor" Change to Amend the Environmental Corridor within the Central Urban Service Area of Dane County for the property of 5513 Femrite Drive (et al). 16th Ald Dist

A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by the following vote:

Excused: 1 - Ohm and Ethington

Aye: 6 - Cnare, Golden, Davis, Boll, Bowser and Lanier

No: 2 - Konkel and Forster Rothbart

Non Voting: 2 - Fey and Thompson-Frater

Registered and speaking in support was Ron Trachtenberg, 2 East Mifflin Street, Suite 800, representing Badger Coaches.

PUBLIC HEARING-6:00 p.m.

Special Items

5. [01716](#) SUBSTITUTE--Creating Tax Incremental Finance (TIF) District #36 (Capitol Gateway Corridor) City of Madison and approving a Project Plan and Boundary for said TIF District.

Approve Substitute

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

Registered and speaking in support were Marsha Rummel, 1618 Jenifer Street, representing the Marquette Neighborhood Association; Curt Brink, 101 Acadia Drive; Susan Schmitz, 210 Marinette Trail, representing Downtown Madison Inc.; John Schlafer, 1046 Williamson Street, representing Common Wealth Development; Briana Meier, 200 North Blount Street, representing Urban Open Space Foundation; Peter Wolff, 945 Jenifer Street, representing the Marquette Neighborhood Association; and Ald. Judy Olson, 518 Clemons, representing Aldermanic District six.

Registering in support but not wishing to speak were Beth Conneston, 2114 East Mifflin Street; Robert Gibbons, 1950 East Washington Avenue #1, representing the Emerson East Neighborhood Association; and Phyllis Wilhelm, 3000 Cahill Main #11, Fitchburg, representing Madison Gas and Electric Company.

Registered and speaking in opposition were Andrew and Noel Johnson, 1055 East Washington Avenue.

Registered and speaking neither in support or opposition was Richard Phelps, 344 West Dayton Street #1500, representing the Park and Open Space Foundation; Jeff Jurkens, 1039 East Washington Avenue, representing Octopus Car Wash; and David Petit, 949 East Washington Avenue, representing Madison Credit Union.

6. [01363](#) Adoption of the Wingra Creek Market Study and Redevelopment Plan as a supplement of the South Madison Neighborhood Plan.

The Plan Commission requested an analysis of the range of transportation options including staff comments regarding these options. The Commission wanted more specific street connections to be included in the Plan.

A motion was made by Ald. Golden, seconded by Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

Registered and speaking in support were John Stockham, 424 Virginia Terrace, representing the City of Madison; and Lindsey Lee, 1323 Spaight Street.

Zoning Map Amendments

7. [01626](#) Creating Section 28.06(2)(a)3114. of the Madison General Ordinances rezoning property from Temp A Agriculture District to C1 Limited Commercial District.
Proposed Use: Future Commercial Use; 5434 Commercial Avenue: 17th Aldermanic District.
- A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION A substitute motion replaced an original motion made by Forster Rothbart, seconded by Bowser, to recommend R1, Single Family Residence District zoning . The motion passed by acclamation.**
- Registered and speaking in support of the requested C1 Limited Commercial Zoning District was Lynn Ziegler, W11281 Bilkey Road, Lodi, the property owner.*
8. [01627](#) Creating Section 28.06(2)(a)3115. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a) 3116. 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: Demolish Existing Structure and Build Convenience Store with Gas Sales; 401 North Third Street: 12th Aldermanic District.
- The Plan Commission, on a motion by Boll, seconded by Golden, separated the demolition request from the zoning map amendment and then voted unanimously to approve the demolition permit. The Plan Commission approved the demolition conditioned on the requirement that if the rezoning is not subsequently approved or construction not commenced by May 1, 2006, the site shall be graded, seeded, and secured against encroachment by motor vehicles. The referral of the rezoning request will enable the applicant to meet with East High School Administration officials, and to further meet and discuss with interested neighborhood residents regarding the hours of operation, number of bays for the proposed car wash, and number of gasoline pump islands provided. The Plan Commission also discussed the North Third Street driveway location and indicated a desire to maintain the driveway location as far from the southeasterly property line as possible.*
- A motion was made by Boll, seconded by Ald. Golden, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**
- Registered and speaking in support were Randy Manning, 8383 Greenway Boulevard, Middleton, representing PDQ Food Stores Inc.; Christopher Thiel, 717 John Nolen Drive, Representing Schrieber Anderson Associates.*
- Registered and speaking in opposition were Steve Kear, 2206 East Johnson Street; Susan Rosenberg, 205 North Third Street; Jeff Murkett, 201 North Third Street; Colleen Moore, 124 North Forth Street; Gretchen Block, 209 North Third Street; and Jason Saari, 102 East Badger Road, representing Adams Outdoor Advertising.*
- Registered and speaking in neither support nor opposition were Deb Deppeler, 2014 East Dayton Street; Robert Gibbons, 1950 East Washington Avenue #1, representing*

Emerson East Neighborhood Association; and Ald. Brian Benford, 2334 East Washington Avenue #1, representing Aldermanic District 12.

Registering in support but not wishing to speak was Rebecca Bearjar, 2045 East Johnson Street.

Registering in opposition but not wishing to speak were Sabrina Santa Clara, 205 North Third Street; Alisha Steele, 2039 East Johnson Street; and Carin Bringelson, 1922 East Dayton Street.

Subdivisions

9. [01795](#) Approving the preliminary plat of "Fritz Mill, LLC Plat" located in the 2100 Block of West Badger Road. 14th Ald. Dist.
- Approval was recommended subject to the comments and conditions contained in the Plan Commission materials and an additional condition that the applicant provide a pedestrian/bicycle easement along the southerly 60 feet of outlot 1 until East Badger Road is constructed.*
- A motion was made by Forster Rothbart, seconded by Boll, 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.**
10. [01796](#) Approving the preliminary plat/final plat of "Second Addition to Meadowlands Plat" located in the 6600 Block of Milwaukee Street. 3rd Ald. Dist.
- A motion was made by Ald. Cnare, seconded by Forster Rothbart, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
11. [01824](#) Approving the final plat of "Hawk's Meadow" located at 9503 Mid-Town Road. 1st Ald. Dist.
- A motion was made by Boll, seconded by Lanier, 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.**
12. [01825](#) Approving Certified Survey Map/deep residential lot of the property located at 1615 Norman Way. 19th Ald. Dist.
- A motion was made by Forster Rothbart, seconded by Boll, 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 and speaking in support were Robert Whitlock, 1615 Norman Way, the property owner; Thomas W. Smith, 1635 Norman Way; and David Knoll, 1615 Norman Way.*
- Registering in support and available to answer questions were Ethan Miller, 330 East Wilson Street Suite 100, representing the property owner; Mack Borns, 1626 Norman Way; George Petiak, 1626 Norman Way; and Kitty Bennett, 1615 Norman Way.*

Conditional Uses/ Demolition Permits

13. [01575](#) Consideration of a conditional use for an auto sales business in a former

service station located at 1010 Ann Street. 14th Ald. Dist.

A motion was made by Davis, seconded by Ald. Cnare, to Place On File Without Prejudice. The motion passed by acclamation.

14. [01785](#)

Consideration of a conditional use for an outdoor eating area for an existing tavern located at 1524 Williamson Street. 6th Ald. Dist.

Approval granted subject to the comments and conditions contained in the Plan Commission materials and an additional condition that the details of the fence shall be approved by City staff.

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

Registered and speaking in support was Lindsey Lee, 1323 Spaight Street.

Registered in support and available to answer questions were Robert Hemauer, 1522 Williamson Street #2, representing Mickey's Tavern; Jane Capito, 1348 Jenifer Street; and Marsha Rummel, 1618 Jenifer Street, representing the Marquette Neighborhood Association.

15. [01786](#)

Consideration of a conditional use to build an office building on a site adjacent to a City park located at 610 John Nolen Drive. 14th Ald. Dist.

Approval granted subject to the comments and conditions contained in the Plan Commission materials.

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

Registering in support and available to answer questions were Ron Mastalski, 6411 Mineral Point Road, the project architect; Christopher Thiel, 717 John Nolen Drive, representing Schrieber Anderson Associates; and Robert Foulks, 150 East Gilman Street.

16. [01787](#)

Consideration of a demolition permit to demolish a motel/commercial building in advance of an application to construct a new commercial use on this site located at 4610 East Broadway. 16th Ald. Dist.

Approval granted subject to the comments and conditions contained in the Plan Commission materials and an additional condition that the approval was for the demolition of the existing buildings only and no future use has been approved. The Commission further conditioned the approval that the site must be graded, seeded, and secured against encroachment by motor vehicles.

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

Registered and speaking in support were Randy Manning, PO Box 620997, Middleton, representing PDQ Food Stores Inc., the property owner; and Ald. Judy Compton, 6030 Fairfax Lane, representing Aldermanic District 16.

17. [01788](#)

Consideration of a conditional use to expand an existing church located at 110 North Gammon Road. 9th Ald. Dist.

Approval granted subject to the comments and conditions contained in the Plan Commission materials and the additional condition that the water hydrant supply line shall come from the Gammon Road right-of-way.

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

Registered and speaking in support was Pete Read, 401 Parkview Drive, Mt. Horeb, representing the Lutheran Church of the Living Christ.

Registered and speaking in opposition was Harry Lindberg, 14 Colony Circle.

18. [01789](#) Consideration of a conditional use for a Planned Residential Development for two 18-unit residential buildings located at 4104-4109 Maple Grove Drive. 7th Ald. Dist.

Approval granted 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 and speaking in support were Casey Louthier, the project architect; and Ron Trachtenberg, 2 East Mifflin Street #800, representing the Darby Group, the project developer.

Registered and speaking in opposition was Albert Krug, 4104 Dolphin Drive.

19. [01792](#) Consideration of a conditional use for a columnbarium/memorial garden adjacent to an existing church located at 4032 Monona Drive. 15th Ald. Dist.
- Approval granted subject to the comments and conditions contained in the Plan Commission materials and the additional condition that the applicant provide a complete site plan for the entire church-owned property and the landscape plan shall provide an additional evergreen hedge providing screening along the Hegg Avenue right-of-way and additional screening and fencing between the proposed columnbarium/memorial garden and adjacent property lines.*

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

Registered and speaking in support were Gary Bushland, 3501 Harper Road, representing Lake Edge Lutheran Church; Brad Nygaard, representing Lake Edge Lutheran Church; and Ald. Larry Palm, 2502 Dahle Street, representing Aldermanic District 15.

Registered and speaking in opposition was Tim Cooper, 4016 Hegg Avenue.

Registering in support and available to answer questions was Susan Fadness, 1514 Wendy Lane, representing Lake Edge Lutheran Church.

20. [01793](#) Consideration of a conditional use to replace an accessory garage with a garage that will be larger than the size permitted in residential zoning districts located at 402 Morningside Avenue. 15th Ald. Dist.

Approval granted subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Boll, seconded by Davis, to Approve. The motion passed by acclamation.

Registering in support and available to answer questions was Gabriel Roman, 402 Morningside Avenue, the property owner.

BUSINESS BY MEMBERS

Members requested that staff review buffer requirements on private property adjacent to public parks and make a recommendation for standards to the Plan Commission.

21. Request for reconsideration of the Plan Commission's action rejecting a Certified Survey Map located at 6801 Cross Country Road, within the City of Madison's Extraterritorial Plat Review Jurisdiction.

- The Plan Commission took no action on this item.

- Plan Commission member Konkel requested that the charts showing the types of projects reviewed by Plan Commission and Urban Design be expanded to include the appeal of decisions.

- Commission member Forster Rothbart requested that the information presented by the Food Policy Group be incorporated into the Comprehensive Plan.

COMMUNICATIONS

None.

SECRETARY'S REPORT

Update on Zoning Text Staff Team activities

Upcoming Matters - September 19 Meeting

- Annexation "Roe" property - Cottage Grove Road
- 4802 Major Avenue - demolish/replace house
- 6600 Watts Road - demolish building/build contractor's office
- 1922 Sachtjen Avenue - garage larger than permitted in residential district
- 13 Atlas Court/523 State Street/317 West Gorham Street - outdoor service (smoking) areas
- 1433 Monroe Street - rezone M1 to C3-UW Credit Union-new building
- 55 South Gammon Road - rezone A to R4-Community Center at Memorial High School
- 528 Apollo Way - PUD apartments
- 731 State Street/439 Murray Street - PUD-remodel student center-build new student center/apartments

ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made to Adjourn at 11:30 p.m. The motion passed by acclamation.