



# City of Madison

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

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Monday, July 25, 2011

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:35 p.m.

**Present:** 7 -

Steve King; Marsha A. Rummel; Chris Schmidt; Eric W. Sundquist; Judy K. Olson; Michael G. Heifetz and Anna Andrzejewski

**Excused:** 3 -

Nan Fey; Michael W. Rewey and Michael A. Basford

Olson was chair for this meeting.

Staff present: Steve Cover, Secretary; Tim Parks, Planning Division, and; Dan McCormick, Traffic Engineering Division

### PUBLIC COMMENT

There were no registrants for public comment.

### DISCLOSURES AND RECUSALS

- Heifetz indicated that he had previously done work with American Transmission Company but that he did not feel that the relationship would affect his ability to consider item #2 fairly.

### MINUTES OF THE MEETING

**A motion was made by Andrzejewski, seconded by Ald. Schmidt, to Approve the Minutes. The motion passed by voice vote/other.**

### SCHEDULE OF MEETINGS

August 8, 29 and September 19, 2011

### ROUTINE BUSINESS

1. [23218](#) Authorizing the acceptance of a quit claim deed from Madison Gas and Electric Company for the purposes of clearing title to existing University Avenue public right of way.

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

2. [23255](#) Authorizing the grant of a permanent limited easement to American Transmission Company for an electric transmission line in a portion of the City's Stormwater Utility Parcel 532-533, located along IH 39/90 and Kipp Street.

The Plan Commission recommended approval of this resolution to the Board of Estimates by the following vote: AYE: Ald. King, Sundquist, Andrzejewski, Heifetz; NAY: Ald. Rummel, Ald. Schmidt; NON-VOTING: Olson; EXCUSED: Fey, Basford, Rewey.

**A motion was made by Ald. King, seconded by Sundquist, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by the following vote:**

- Excused:** 3 -  
Michael W. Rewey; Michael A. Basford and Nan Fey
- Ayes:** 4 -  
Steve King; Eric W. Sundquist; Michael G. Heifetz and Anna Andrzejewski
- Noes:** 2 -  
Marsha A. Rummel and Chris Schmidt
- Non Voting:** 1 -  
Judy K. Olson

**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 Amendments/ Subdivision**

3. [22848](#) Creating Section 28.06(2)(a)3546. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3547. 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 14-unit apartment building adjacent to Acacia apartments/fraternity. 2nd Aldermanic District; 229 West Lakelawn Place.

The Plan Commission recommended approval of the proposed development subject to the comments and conditions in the Plan Commission materials and the following revised conditions:

- That condition #3 in the Planning Division's staff report regarding providing a connection from the project to Lakelawn Place be eliminated.
- On a motion by Ald. King, seconded by Heifetz, the Plan Commission amended condition #7 of the staff report to reflect the bicycle parking (63 stalls) and moped parking (20 stalls) shown on the development plans dated July 13, 2011. The amendment to revise this condition passed 4-2 on the following vote: AYE: Ald. King, Ald. Schmidt, Andrzejewski, Heifetz; NAY: Ald. Rummel, Sundquist; NON-VOTING: Olson; EXCUSED: Fey, Basford, Rewey. An earlier motion by Sundquist, seconded by Ald. Rummel, to maintain condition #7 as stated in the staff report failed 3-4 on the following vote: AYE: Ald. Rummel, Ald. Schmidt, Sundquist; NAY: Ald. King, Olson, Andrzejewski, Heifetz; EXCUSED: Fey, Basford, Rewey.
- As a result of the action on condition #7, the Plan Commission directed staff to revise condition #9 of the

staff report, which now reads as follows: "Provide a minimum of 24 bicycle parking stalls in a safe and convenient location on an impervious surface as required by MGO Sec. 28.11(3) to be shown on the final plan. The racks shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. A bike-parking stall is 2 feet by 6 feet, with a 6-foot vertical clearance and a 5-foot access aisle. The applicant shall work with Planning and Zoning staff on how the remaining 39 bicycle parking stalls will be provided."

A motion by Heifetz, seconded by Andrzejewski, to eliminate condition #30 of the staff report regarding construction of a 5-foot wide sidewalk along Lakelawn Place, failed 2-4 on the following vote: AYE: Heifetz, Andrzejewski; NAY: Ald. King, Ald. Rummel, Ald. Schmidt, Sundquist; NON-VOTING: Olson; EXCUSED: Fey, Basford, Rewey.

**A motion was made by Ald. King, seconded by Ald. Schmidt, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

Speaking in support of the project were: Mark Landgraf, Landgraf Construction, 5964 Executive Drive, Fitchburg; Bill White, 2708 Lakeland Avenue, and; Josh Wilcox, Gary Brink & Associates, 8401 Excelsior Drive, all representing the developer, Palladia, LLC.

Speaking in opposition to the project was Gene Devitt, 28 E. Gilman Street.

Speaking neither in support nor opposition to the project was Rebecca Anderson, 240 W. Lakelawn Place.

Registered in support of the project and available to answer questions were: Gary Brink, Gary Brink & Associates, 8401 Excelsior Drive; Kevin Page, 1023 Williamson Street #2, and; John Kothe, 8 Fuller Court, all representing the developer, Palladia, LLC, and; Mike Slavish, Hovde Properties, 122 W. Washington Avenue.

Registered in support but not wishing to speak was Adam Winkler, The Alexander Company, 145 E. Badger Road.

4. [22849](#) Creating Section 28.06(2)(a)3548. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to R2T Single-Family Residence District. Proposed Use: Rezone and replat 4 two-family residential lots (8 units) into 12 single-family residential lots. 9th Aldermanic District; 9335, 9401, 9429 & 9501 Elderberry Road & 9336, 9402, 9444 & 9502 Spirit Street.

The Plan Commission recommended approval of the rezoning request subject to the comments and conditions in the Plan Commission materials.

**A motion was made by Andrzejewski, seconded by Ald. Schmidt, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

5. [23330](#) Approving the preliminary and final plat of Woodstone Replat (Lots 1, 2, 57, 64, 65, 72, 73 and 86) located at 9335, 9401, 9429 & 9501 Elderberry Road & 9336, 9402, 9444 & 9502 Spirit Street; 9th Ald. Dist.

The Plan Commission recommended approval of the proposed replat subject to the comments and conditions in the Plan Commission materials.

**A motion was made by Ald. Rummel, seconded by Andrzejewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Registered in support of items #4 & 5 was the applicant, Daniel Heffron, 2000 Prairie Street; Prairie du Sac.

6. [22850](#) Creating Section 28.06(2)(a)3544. of the Madison General Ordinances rezoning property from C1 Limited Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3545. 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 auto repair garage to allow construction of a mixed-use building with 18 apartment units and 3,300 square feet of first floor commercial space. 3502 Monroe Street, 10th Aldermanic District.

The Plan Commission recommended approval of the proposed development subject to the comments and conditions in the Plan Commission materials.

**A motion was made by Sundquist, seconded by Heifetz, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

Speaking in support of the project were: Mark Landgraf, Landgraf Construction, 5964 Executive Drive, Fitchburg and Randy Bruce, Knothe & Bruce Architects, LLC, 7601 University Avenue, Suite 201, Middleton, both representing the developer, Fred Rouse, Parman Place, LLC, 2428 Perry Street; Susannah Jackson, Mallatt Pharmacy, 3506 Monroe Street, and; John Imes, 3402 Monroe Street.

Mr. Rouse was registered in support and available to answer questions.

Speaking in opposition to the project was Keyena McKenzie, 3621 Gregory Street.

Speaking neither in support nor opposition to the project were Bruce Garner, 3518 Wyota Avenue and Jay Affeldt, 806 Lewis Court.

**Conditional Use/ Demolition Permits**

- 7. [23332](#) Consideration of a major alteration to an existing conditional use to allow construction of an addition to an existing residence on a lakefront lot at 1634 Sherman Avenue; 2nd Ald. Dist.

The Plan 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 Ald. King, seconded by Heifetz, to Approve. The motion passed by voice vote/other.**

Registered in support of the request but not wishing to speak was the applicant, Rich Lepping, 1634 Sherman Avenue.

- 8. [23333](#) Consideration of a demolition permit to allow an existing single-family residence to be demolished and new residence to be constructed at 634 West Lakeside Street; 13th Ald. Dist.

The Plan 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 Ald. Rummel, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were Larry Taff, TZ of Madison, 6 Fuller Drive and Colleen Potter, 12 Peregrine Court, both representing the applicant, Dorothy O'Dea.

- 9. [23334](#) Consideration of a conditional use to allow a commercial building in the C2 General Commercial District to be converted into a two-family residence at 844 Williamson Street; 6th Ald. Dist.

The Plan 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 Ald. Rummel, seconded by Andrzejewski, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were the applicant, William Alexander, 4674 Raven Way, Cottage Grove, and Jim Glueck, Glueck Architects, 116 N. Few Street, representing the applicant.

10. [23335](#) Consideration of a conditional use for a parking reduction to allow a restaurant/ tavern to open in an existing commercial building at 1843 Monroe Street; 13th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following revised condition:

- On a motion by Ald. Rummel, seconded by Sundquist, the Plan Commission amended condition #4 of the Planning Division staff report to require the parking plan recommended by the Traffic Engineering Division. The condition now reads as follows: "The applicant shall provide a Parking Management and Operations Plan that documents and commits the applicant to a shared parking plan with other businesses and the City's Monroe Street Library Lot. The parking plan would, among other things, provide an area-wide plan showing parking conditions and facilities nearby and promote those facilities within the restaurant's marketing, website and business activities. The final plan shall be reviewed and approved by the City Traffic Engineer and Parking Manager." The motion to amend this condition passed 5-1 on the following vote: AYE: Ald. King, Ald. Rummel, Ald. Schmidt, Andrzejewski, Sundquist; NAY: Heifetz; NON-VOTING: Olson; EXCUSED: Fey, Basford, Rewey.

**A motion was made by Ald. King, seconded by Ald. Rummel, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were the applicant, Don Gautreau, 1822 Chadbourne Avenue, and Mark Landgraf, Landgraf Construction, 5964 Executive Drive, Fitchburg, representing the applicant.

## BUSINESS BY MEMBERS

There was no business by members.

## COMMUNICATIONS

The Plan Commission noted the communication from Mary Jo Walters dated July 15, 2011.

## SECRETARY'S REPORT

Tim Parks summarized the upcoming matters.

### Upcoming Matters - August 8, 2011

- 3863 Clover Lane - Continuing jurisdiction public hearing for auto upholstery business
- 647 Bear Claw Way - C1 to PUD-GDP to approve general development plan for a future two-story commercial building
- 652 Bear Claw Way - C1 to PUD-GDP-SIP to approve a general development plan for a one-story commercial building and adjacent 28-unit apartment building and a specific implementation plan for the apartment building
- 1810 Waunona Way - Conditional use and Demolition permit to demolish single-family residence and construct new residence on a lakefront lot
- 1124 Regent Street - Conditional use to approve a beer garden in an existing parking lot for events at Camp Randall Stadium
- Subdivision Regulation amendment to include Landmarks Commission review of land divisions and plats of landmark sites and properties in local historic districts (ID 23204)
- Tax Incremental Finance (TIF) District #41 (University - Whitney) public hearing (ID 23263)

### Upcoming Matters - August 29, 2011

- 677 S. Segoe Road - Demolition permit & C2 to PUD-GDP-SIP to demolish office building to allow construction of 60 apartment units in two buildings
- 2653 Jeffy Trail/ 2414 Trevor Way - Certified Survey Map creating 3 single-family residential lots (including 2 deep residential lots) and 1 outlot for stormwater management

- 4114 Veith Avenue - Demolition permit & Conditional use to demolish single-family residence and construct new residence on a lakefront lot
- 5001 Coney Weston Place - Demolition permit to demolish single-family residence and construct new residence

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by Ald. King, seconded by Sundquist, to Adjourn at 8:30 p.m. The motion passed by voice vote/other.**