



City of Madison Meeting Minutes - Final PLAN COMMISSION

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

Monday, October 1, 2007

5:30 PM

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

ROLL CALL

Present: Tim Gruber, Lauren Cnare, Julia S. Kerr, Nan Fey, Brian W. Ohm, Judy K. Olson, James C. Boll, Judy Bowser, Michael A. Basford, Beth A. Whitaker and Michael G. Heifetz

Fey was chair for the meeting. Whitaker arrived after approval of the minutes and during the Pumpkin Hollow discussion. Olson arrived after the approval of the consent agenda items and during the discussion of #6.

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Michael Waidelich, Brian Grady & Tim Parks, Planning Division; Joe Stepnik, Real Estate Section; Larry Nelson, City Engineer, and; Joel Plant, Mayor's Office.

MINUTES OF THE September 17, 2007 MEETING

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

SCHEDULE OF MEETINGS

*October 15; November 5, 19; December 3, 17, 2007
Special Plan Commission discussion: October 23, 2007*

SPECIAL ITEM OF BUSINESS

Michael Waidelich of the Planning Division gave the Plan Commission a presentation and answered questions on the forthcoming Pumpkin Hollow Neighborhood Development Plan.

ROUTINE BUSINESS

1. [07314](#) Authorizing the acceptance of an Offer to Sell from Mark and Susan Klein, for a single unit residential income property located at 21 S. Orchard Street, and amending the 2008 Parks Division Capital Budget to add funding for Ed Klief Park expansion.
A motion was made by Bowser, seconded by Kerr, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

2. [07456](#) Authorizing the Common Council to accept ownership from Berkley Oaks Neighborhood Association of a decorative neighborhood garden to be located within the public right-of-way of Thackeray Road.
- A motion was made by Basford, seconded by Gruber, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
3. [07509](#) Accepting a donation of a parcel of land, from B & B Family Limited Partnership, for assemblage purposes to the Starkweather Creek Open Space located at 3614 Milwaukee Street.
- A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by acclamation.**
4. [07513](#) Authorizing the acceptance of an offer to sell from the Madison Gas and Electric Company a 2.8-acre property located at 4014 Hanson Road in the Town of Burke, to facilitate the completion of construction improvements from Hanson Road and Portage Road from Manufacturer Drive to Interstate 39/90/94.
- A motion was made by Cnare, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:**
- Excused:** 1 - Olson
- Recused:** 1 - Boll
- Aye:** 7 - Gruber, Cnare, Kerr, Ohm, Bowser, Basford and Whitaker
- No:** 0 -
- Non Voting:** 2 - Fey and Heifetz
5. [07595](#) Consideration of a waiver of Section 16.23(8)(b)1 of the Subdivision Regulations requiring underground utilities in newly platted areas to allow overhead electric lines to serve streetlights at 1315 and 1411 Prairie Road. 20th Ald. Dist.
- A motion was made by Cnare, seconded by Bowser, to Approve. The motion passed by the following vote:**
- Excused:** 1 - Olson
- Recused:** 1 - Boll
- Aye:** 6 - Gruber, Cnare, Ohm, Bowser, Basford and Whitaker
- No:** 1 - Kerr
- Non Voting:** 2 - Fey and Heifetz

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments

6. [07316](#) Creating Section 28.06(2)(a)3292. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District and W Wetland District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3293. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Construct 12-Unit Townhouse Building; 7th Aldermanic District: 6733 Fairhaven Road.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Kerr, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
- Registered in support and available to answer questions was Jessica J. Marquez, 2918 Bluff Street, representing the applicant, Tom Frydenlund, Savanna on the Green, LLC.*
7. [07317](#) Creating Section 28.06(2)(a)3294. 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)3295. 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: Add Additional Unit in Multi-Family Residential Building; 4th Aldermanic District: 430 West Dayton Street.
- Referred pending a recommendation from the Urban Design Commission.*
- A motion was made by Boll, seconded by Basford, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**
8. [07345](#) Creating Section 28.06(2)(a)3286. 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. Proposed Use: Capitol West GDP Amendment for Hyatt Place Hotel; 4th Aldermanic District: 333 West Washington Avenue.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following conditions:*
- That Planning Division condition #4 be removed as the applicant has already complied with this condition.
 - That the Traffic Engineering Division condition #2 be modified to note that the developer shall pay they proportional share for the cost of modifying the pedestrian refuge islands located at W. Washington Avenue and Henry Street.
 - That the W. Washington Avenue terrace between the hotel drop-off area and street be

- a minimum of 11 feet, 3 inches in width (the "Sidewalk Shift" alternative).*
- That the hotel drop-off area be 18 feet wide.*
- That construction of the pedestrian bridge across Washington Place occur in Phase 3 of the Planned Unit Development, with details for the future bridge to be provided as part of the specific implementation plan for the subject hotel.*
- That the new trees planted in the W. Washington Avenue right of way be canopy trees approved by the City Forester.*
- That a curb be provided between the sidewalk and hotel drop-off area as part of the Board of Public Works review of improvements in the right of way.*

As part of the main motion for this matter, the Plan Commission voted individually on the width of the drop-off area pavement and the width of the terrace between the proposed drop-off and W. Washington Avenue travel lanes. Boll moved and Ald. Cnare seconded the motion for the drop-off area to be 18 feet in width. Ald. Cnare moved and Boll seconded the motion for the 11' 3" minimum terrace. The Commission approved both conditions on a vote of 7-1 as follows: AYE: Ald. Cnare, Ald. Kerr, Ald. Gruber, Ohm, Boll, Olson, Bowser; NAY: Basford; NON-VOTING: Fey, Whitaker, Heifetz

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

Aye: 6 - Gruber, Cnare, Kerr, Olson, Boll and Bowser

No: 2 - Ohm and Basford

Non Voting: 3 - Fey, Whitaker and Heifetz

Speaking support of the project were: Dennis Meikkleham, LodgeWorks, 178 S. Main Street, Cohasset, Massachusetts; Nate Novak, JJR, 625 Williamson Street and Bill White, 2708 Lakeland Avenue, both representing LodgeWorks; Natalie Bock, The Alexander Company, 145 E. Badger Road; Rosemary Lee, 111 W. Wilson Street #108, and; Ald. Mike Verveer, 614 W. Doty Street, representing the 4th District.

Speaking neither in support nor opposition of the project were Jonathon Cooper, 208 S. Henry Street and Peter Ostlind, 533 W. Main Street, both representing the Bassett District of Capitol Neighborhoods, Inc.

9. [07228](#) Creating Section 28.06(2)(a)3284. of the Madison General Ordinances rezoning property from Temp A Agriculture to M1 Limited Manufacturing District and creating Section 28.06(2)(a)3285. of the Madison General Ordinances rezoning property from Temp A Agriculture to W Wetlands District; Proposed Use: Demolish Single-Family Home & Construct Multi-Tenant Industrial Building; 16th Aldermanic District: 5402 Voges Road
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Bowser, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by acclamation.**

Conditional Uses/ Demolition Permits

10. [07596](#) Consideration of a conditional use to allow an accessory off-site parking lot at 5402 Voges Road. 16th Ald. Dist.

the comments and conditions contained in the Plan Commission materials.

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

Registered in support of Items #9 & 10 and available to answer questions was John Bieno, TJK Design Build, 634 W. Main Street.

11. [07597](#) Consideration of a conditional use for an outdoor eating area for a restaurant located at 410 East Wilson Street. 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, including the Planning Division condition prohibiting outdoor amplified sound.*
- A motion was made by Boll, seconded by Gruber, to Approve. The motion passed by acclamation.**
- Speaking in support of the request were the applicant, Beth Fatsis, Cleveland's Diner, Inc., 1215 E. Johnson Street and the property owner, Ed Linville, 517 Maple Avenue.*
- Registered in support and available to answer questions was Telly Fatsis, Cleveland's Diner, Inc., 1215 E. Johnson Street.*
- Registered in support but not wishing to speak were Rosemary Lee, 111 W. Wilson Street #108 and Catherine Hixon, 29 E. Wilson Street #208.*
12. [07598](#) Consideration of a conditional use to allow construction of a detached garage on a lakefront lot at 5646 Lake Mendota Drive. 19th 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 and the following condition:*
- That there be no encroachment into the Laurel Crest right of way with any paving materials or plantings.
- A motion was made by Bowser, seconded by Basford, to Approve. The motion passed by acclamation.**
- Registered in support of the request and available to answer questions was the applicant, Tanya Cunningham, 5646 Lake Mendota Drive.*
13. [07599](#) Consideration of a major alteration to an existing conditional use to allow a second floor to be added to a residence on a lakefront lot at 2918 Waunona Way. 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 Basford, seconded by Bowser, to Approve. The motion passed by the following vote:**
- Aye:** 7 - Gruber, Cnare, Kerr, Ohm, Olson, Bowser and Basford
- No:** 1 - Boll
- Non Voting:** 3 - Fey, Whitaker and Heifetz
- Speaking in support of the request was Andrew Braman-Wanek, 720 Hill Street, representing the applicants, Cindy & John Rogerson, 2918 Waunona Way, who were registered in support but not wishing to speak.*

Also registered in support but not wishing to speak was Steve Larson, 720 Hill Street.

14. [07600](#) Consideration of a demolition permit to allow demolition of a single-family residence and subdivision of the property into five lots at 4216 Jerome Street (corner of East Coldspring Avenue). 15th Ald. Dist.
- In rejecting the demolition permit, the Plan Commission found that the proposed demolition did not meet the standards for approval of a demolition permit. Specifically, the Commission noted that the proposed demolition did not foster and encourage the preservation of existing buildings which are structurally sound, economically productive, and suitable for rehabilitation or repair, aid in the preservation of residential neighborhoods, or represent an appropriate alternative use of the property.*
- A motion was made by Kerr, seconded by Boll, to Deny. The motion passed by acclamation.**

Subdivisions

15. [07601](#) Approving the preliminary plat of "Edge of Madison" located at 4216 Jerome Street. 15th Ald. Dist.
- Specifically, the Commission noted that the five lots proposed did not meet the lot design standards, in particular the provision that "the size, shape and orientation of the lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated." The preliminary plat may also not be approved as presented due to the Plan Commission's rejection of the demolition permit for the existing residence on the site, which is located across proposed lot lines.*
- The Plan Commission recommends that the Common Council find the standards for approval in the Subdivision Regulations not met with this request and reject the preliminary plat.*
- A motion was made by Kerr, seconded by Boll, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER The Plan Commission recommends that the Common Council find the standards for approval in the Subdivision Regulations not met with this request and reject the preliminary plat. The motion passed by acclamation.**
- Speaking in support of the demolition permit and preliminary plat (Items # 14 & 15) were: Roger Rognrud, 1617 Laurel Crest; Martin Wingrove, the applicant, 4216 Jerome Street; James K. Holmes, 5625 University Avenue, and; Steve Fine, 6221 Walden Way.*
- Speaking in opposition to the requests were: Tim Satterfield, 505 E. Dean Avenue; Thomas Krajewski, 4208 Jerome Street; Gila Shoshany, 4215 Bainbridge Street; Lyle Reynolds, 4206 Bainbridge Street; Timothy Diedrich, 4210 Jerome Street; Julie Hood, 4123 Jerome Street, and Ald. Larry Palm, 2502 Dahle Street, representing the 15th District.*
- Registered in support but not wishing to speak were: Dan Ayler, 411 Memphis Avenue; Colleen Wingrove, 3609 Tura Road; Jeff Zeeger, 412 Starling Lane; Maria Vasys, 7005 Lindfield Road; Cyndi Fine, 6221 Walden Way, and; Matt Wingrove, 702 Spruce Street.*
- Registered in opposition and available to answer questions were Sarah J. Simon, 4212 Jerome Street and Juna Krajewski, 4208 Jerome Street.*

Registered in opposition but not wishing to speak were: Eve Drury, 4126 Jerome Street; Steve McCarthy, 4203 Jerome Street; Suzan van Beaver, 208 E. Winnequah Road; Tom Stoebig, 4309 Hegg Avenue, representing the Lake Edge Neighborhood Association; Betty Ives, 4213 Jerome Street; Shirley A. Diedrich, 4210 Jerome Street; Gail Steingraber, 4206 Jerome Street; Michael A. Simon, 4212 Jerome Street, and; Jacklyn DeWalt, 4119 Jerome Street.

16. [07602](#)

Approving Certified Survey Map of the Matthew E. Lund property located at 5306 Raymond Road. 20th Ald. Dist.

The Commission granted approval subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the applicant meet with staff to determine the location of the new house and have the building envelope approved.

A motion was made by Basford, seconded by Gruber, 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.

Speaking in support of the request were Matthew Lund, 5513 Raymond Road, the applicant, and Tom McKenna, 5013 Black Oak Drive, representing the Orchard Ridge Community Club, Inc.

Speaking neither in support nor opposition to the request were Robert E. Jones, 5310 Russett Road and Les Beecher, 5214 Raymond Road.

Registered in opposition and available to answer questions was Lois Moffatt, 5306 Russett Road.

Registered neither in support nor opposition to the request and available to answer questions was Karla Ackermann, 411 S. Marquette Street.

Registered neither in support nor opposition to the request but not wishing to speak was Michael J. Moffatt, 5306 Russett Road.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

Brad Murphy noted the upcoming matters for the Plan Commission.

Upcoming Matters - October 15, 2007

- 116 Langdon Street - R6 to PUD-GDP-SIP/Demo, demolish UW Hillel building and construct new Hillel Center*
- 12003 Mineral Point Road - Temp A to R1 & R4/Preliminary Plat - 159 single-family lots, 2 multi-family lots, and 5 outlots*
- 34-36 South Fair Oaks Avenue - R4 to C1, rezone nonconforming commercial building*
- 719 Jupiter Drive/5801 Halley Way - PUD-GDP to PUD-SIP, construct senior-oriented assisted living, CBRF, and condos*

Upcoming Matters - November 5, 2007

- 119-125 N. Butler Street, et al - R6 to PUD-GDP for future apartment building
- 651 South Sprecher Road - Final plat of MMSD Sprecher School Estates, creating & rezoning 11 total lots
- 6810 Cross Country Road - CSM creating 3 single-family lots in the Town of Verona
- 800 South Brooks Street - Demolish one-story surgery center as part of approved PUD
- 1002 Williamson Street - Conditional use for a wall mural
- 621 West Doty Street - Demolish single-family home as part of parking lot improvements
- (Tentative) 3051 East Washington - Demolish and reconstruct McDonalds with a drive-up window

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Kerr, to Adjourn at 10:05 P.M. The motion passed by acclamation.