



City of Madison Meeting Minutes PLAN COMMISSION

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

Monday, May 16, 2005

5:30 PM

210 MLKJ BLVD RM 201 (CCB)

ROLL CALL

Bowser was chair for this meeting.

Present: Konkell, Ohm, Davis, Boll, Judy Bowser, Thimmesch and Lanier

Absent: Cnare and Forster Rothbart

Excused: Golden, Nan Fey and Ruth Ethington

Staff present: Mark A. Olinger, Secretary; Michael Waidelich, Bill Fruhling and Tim Parks, Planning Unit, and; Ed Ruckriegel and John Lippitt, Madison Fire Department.

MINUTES OF THE MAY 2, 2005 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: June 6, 20; July 18; August 1, 22, 2005

Comprehensive Plan Working Session: May 23; 5:30 p.m.; Room 120

Meeting Presentation of Draft Comprehensive Plan: May 26; 6:00 p.m.; Monona Terrace

Joint Meeting with Urban Design Commission (Bring calenders to select date)

The Plan Commission discussed scheduling a meeting with the Urban Design Commission on June 13, 2005. Lanier suggested that the Economic Development Commission also be invited.

SPECIAL ITEM OF BUSINESS-5:30 p.m. - 6:00 p.m.

Present: Konkell, Cnare, Ohm, Davis, Boll, Judy Bowser, Thimmesch, Forster Rothbart and Lanier

Excused: Golden, Nan Fey and Ruth Ethington

1. [01202](#) Presentation by the Fire Department: Fire access and site planning standards.
The Plan Commission received a presentation by Ed Ruckriegel and John Lippitt of the Madison Fire Department regarding fire access and site planning.

ROUTINE BUSINESS

2. [01101](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a City-owned greenway located at 4654 Crescent Road, to serve the new Boys and Girls Club building. 10th Ald. District.
- A motion was made by Forster Rothbart, seconded by Ald. Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by the following vote:**
- Excused:** 2 - Golden, Fey and Ethington
- Aye:** 8 - Konkel, Cnare, Ohm, Davis, Bowser, Thimmesch, Forster Rothbart and Lanier
- No:** 0 -
- Abstain:** 1 - Boll
3. [01123](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required to facilitate construction of the American Family Extension of the East Rail Path, located in the Northeast ¼ of Section 9, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. and approving plans and specifications for said project.
- A motion was made by Boll, seconded by Forster Rothbart, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments/Subdivisions

4. [00992](#) Creating Section 28.06(2)(a)3095 of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District and 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)3096 of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Mixed Use, Predominantly Residential Development of Approximately 400 Dwelling Units, including Retail, Commercial, Office Space & Parking. The Proposal also Includes the Demolition of Buildings on this Site, Retaining the Parking Ramp-328 West Main Street and the Former Clinic/ Office Building Located at 345 West Washington Avenue; 4th Aldermanic District: 309-333 West Washington Avenue & 306 West Main Street.

A motion was made by Ald. Konkel, seconded by Boll, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on June 6, 2005. The motion passed by acclamation.

Registered in support of the referral and available to answer questions were Natalie Bock and Thomas Miller, Alexander Company; 145 E. Badger Road.

5. [01005](#)

Creating Section 28.06(2)(a)3097 of the Madison General Ordinances rezoning property from R1 Single-Family Residence District to R4 General Residence District. Proposed Use: Adjustment to Correct Legal Description & Zoning Line; 1st Aldermanic District: 1802 Maplecrest Drive.

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

A motion was made by Thimmesch, seconded by Ohm, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

Registered in support and available to answer questions was Dave Andruczyk, 5191 Hilltop Road, Fitchburg, representing Haen Development, the applicant. Registered in support but not wishing to speak was John Mulvoy, 1502 Waldorf Boulevard.

Subdivisions

6. [01107](#)

Approving the preliminary plat of "Meadow Estates" located on Meadow Road, Town of Middleton (within City of Madison's Extraterritorial Plat Approval Jurisdiction).

The motion to refer superceded a motion by Davis, seconded by Thimmesch to approve the preliminary plat.

On an earlier motion by Thimmesch and seconded by Ohm, the Plan Commission recommended approval of the preliminary plat. The motion passed on a vote of 5-4 (AYE: Bowser, Thimmesch, Ohm, Ald. Cnare, Davis; NAY: Boll, Lanier, Forster Rothbart, Ald. Konkel).

However, the Commission reconsidered its approval of the preliminary plat at the request of the applicant's attorney on a motion by Ald. Konkel, seconded by Lanier.

A motion was made by Boll, seconded by Ald. Konkel, to Rerefer to the PLAN COMMISSION, due back on June 6, 2005. The motion passed by the following vote:

Excused: 2 - Golden, Fey and Ethington

Aye: 4 - Konkel, Boll, Forster Rothbart and Lanier

No: 3 - Cnare, Ohm and Thimmesch

Non Voting: 2 - Davis and Bowser

Speaking in support of the project was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street, Suite 800, representing the applicant, Tim Cornet.

7. [01194](#)

Approving the preliminary plat of University Research Park - Pioneer, located in the 8500 Block of Mineral Point Road. 9th Ald. Dist.

Approval recommended subject to the comments and conditions contained in the Plan

Commission materials.

A motion was made by Forster Rothbart, seconded by Thimmesch, 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 project was Mark Bugher, University Research Park, Inc., 510 Charmany Drive, the applicant. Registered in support and available to answer questions were Bill Patek, 625 Williamson Street and Greg Hyer, 4296 CTH P, Cross Plains, both representing the applicant.

Conditional Uses/ Demolition Permits

- 8. [01112](#) Consideration of a demolition permit located at 551 West Main Street to demolish a commercial building and build a new office building on the site. 4th Ald. Dist.

A motion was made by Boll, seconded by Forster Rothbart, to Rerefer to the PLAN COMMISSION, due back on June 6, 2005. The motion passed by acclamation.

- 9. [00960](#) Consideration of a demolition permit/conditional use located at 5837 Odana Road to demolish a self-service car wash to provide expansion of the parking lot for an adjacent car sales business. 19th Ald. Dist.

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

A motion was made by Boll, seconded by Thimmesch, to Approve. The motion passed by the following vote:

Excused: 2 - Golden, Fey and Ethington

Aye: 7 - Cnare, Ohm, Davis, Boll, Thimmesch, Forster Rothbart and Lanier

No: 1 - Konkel

Non Voting: 1 - Bowser

Registered in support of the project and available to answer questions were J.R. Smart, Smart Motors, 5901 Odana Road, the applicant and Paul Reed, Harmony Construction Management, Inc., 2123 Jonathon Drive, representing the applicant.

- 10. [01195](#) Consideration of a demolition permit located at 42 Merlham Drive to demolish an existing house and build a new house on the site. 11th Ald. Dist.

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

A motion was made by Ohm, seconded by Lanier, to Approve. The motion passed by the following vote:

Excused: 2 - Golden, Fey and Ethington

Aye: 7 - Cnare, Ohm, Davis, Boll, Thimmesch, Forster Rothbart and Lanier

No: 1 - Konkel

Non Voting: 1 - Bowser

Registered in support and available to answer questions was Jerry Mistele, 42 Merlham Drive, the applicant.

11. [01201](#) Consideration of a conditional use located at 5313-5405 Flad Avenue to expand an existing church/school. 20th Ald. Dist.
- Approval granted subject to the comments and conditions contained in the Plan Commission materials.*
- On a motion by Ald. Konkel, seconded by Davis, the Commission included the following condition of approval:*
- That the applicant work with Planning and Urban Design Commission staff to come to an agreement on light fixtures.*
- The motion passed 8:1, with Boll voting NAY.*
- A motion by Thimmesch, seconded by Boll, to remove the Urban Design Commission condition eliminating the use of high-pressure sodium fixtures from the plan failed on a vote of 5:4 (AYE: Thimmesch, Boll, Ohm, Ald. Cnare; NAY: Bowser, Davis, Lanier, Forster Rothbart, Ald. Konkel).*
- A motion was made by Thimmesch, seconded by Boll, to Approve. The motion passed by acclamation.**
- Speaking in support of the project but opposing two conditions of approval was Tom Grove, 644 Science Drive representing St. Maria Goretti Church, the applicant. Registered in support and available to answer questions were Matt Collins, Mayo Corporation, 600 Grand Canyon Drive; Jessica Klehr, 644 Science Drive; Jim Ring, 5405 Barton Road, and; Rob Rudolf, Electric Construction Inc., 2861 Index Road, all representing St. Maria Goretti Church.*
12. [01197](#) Consideration of a major alteration to a conditional use located at 660 John Nolen Drive for an office building (development adjacent to a park). 14th Ald. Dist.
- Approval granted subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Thimmesch, seconded by Ohm, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions were: Rob Zache, Central Place Real Estate, 8383 Greenway Boulevard, Middleton, the applicant; Gary Brink, 8401 Excelsior Drive, representing the applicant, and; Bob Foulks, 150 E. Gilman Street, representing the Wisconsin Auto & Truck Dealers Association.*
13. [01198](#) Consideration of a demolition permit and consideration of a parking reduction request located at 528 South Park Street to demolish a house and construction of a new retail building on this site. 13th Ald. Dist.
- Approval granted subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Ohm, seconded by Davis, to Approve. The motion passed by the following vote:**
- Excused:** 2 - Golden, Fey and Ethington
- Aye:** 7 - Cnare, Ohm, Davis, Boll, Thimmesch, Forster Rothbart and Lanier
- No:** 1 - Konkel

Non Voting: 1 - Bowser

Registered in support and available to answer questions were Karl Harter, 1924 Keyes Avenue, the applicant, and Abigail Kosky, Alexander Company, 145 E. Badger Road, representing the applicant.

14. [01199](#)

Consideration of a conditional use for a Planned Residential Development located at 2002 Jeffy Trail for a multi-unit residential development. 1st Ald. Dist.

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

-That the applicant present the final landscaping plan for the project to neighbors for comment.

An earlier motion by Davis, seconded by Boll, to refer the project failed unanimously after Michael Waidelich and Tim Parks elaborated on the project's conformance with the conditional use and planned residential development standards.

A motion was made by Ohm, seconded by Lanier, to Approve. The motion passed by the following vote:

Excused: 2 - Golden, Fey and Ethington

Aye: 6 - Konkel, Cnare, Ohm, Thimmesch, Forster Rothbart and Lanier

No: 2 - Davis and Boll

Non Voting: 1 - Bowser

Speaking in support of the project was J. Randy Bruce, Knothe & Bruce, 7601 University Avenue, Middleton, representing Stonecrest III, LLC, the applicant. Speaking in opposition to the project were: Douglas Tanguall, 2005 Mica Road; Venkat Rao, 6893 Midtown Road, Verona; Anthony Hylbert, 3185 Jeffy Trail, Verona, and; Cheryl Elkinton, no address given, Madison.

15. [01196](#)

Consideration of a conditional use for a Planned Residential Development and a demolition permit located at 4629 Verona Road for the demolition of a vacant grocery store building and construction of a new multi-unit residential complex on this site. 10th Ald. Dist.

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

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

Speaking in support of the project were Chris Laurent and Michael Jeffers, Gorman & Company, 1244 S. Park Street, the applicants. Speaking in opposition to the project was Stephan Uselman, 4349 Lilac Lane. Registered in opposition but not wishing to speak was Sheila Hendrick, 4321 Lilac Lane.

BUSINESS BY MEMBERS

Boll asked that a continuation of the discussion from the May 2 meeting regarding staffing for police and fire services in annexed areas be placed on the next agenda.

Boll inquired whether the intent of the demolition standards were collective or

individually determinative.

Davis asked that a discussion be held at an upcoming meeting reviewing the contents and applicability of the boundary agreements that the City has entered into with surrounding communities.

COMMUNICATIONS

None

SECRETARY'S REPORT

Distribution of the final draft of the Best Practices Guide "Participating in the Development Process" a best practices guide for developers, neighborhoods, and policy makers.

Bill Fruhling distributed copies of the final draft of the Best Practices Guide at the beginning of the meeting and asked that any final Commission comments be provided to staff in one week, as the document was about to be published.

Update on Zoning Text Amendment Staff Team activities

Michael Waidelich summarized the latest ZTAST agenda, which was included in the Commission's packet of materials. Mr. Waidelich also summarized the intent of three zoning text amendments included in the packets that ZTAST was seeking aldermanic support for. Aids. Cnare and Konkol indicated they would sponsor the three amendments.

Upcoming Matters - June 6 Meeting

- 5400 Block Commercial Avenue - "Eagle Crest" Plat
- 4900 Block Meiners Road - "Owl Creek" Plat
- 400 Block West Mifflin Street - Demolition/new residential development
- 4800 Block Freese Lane - Residential Development

Upcoming Matters - June 20 Meeting

- 6500 Block Watts Road - Veterinary Clinic
- 800 Block Jupiter Drive - Retail/office building
- 9300 Block Old Sauk Road - Residential Development
- 200 Block North Charter Street - Residential Development
- 8300 Block Mayo Drive - Residential Development

ANNOUNCEMENTS

Bowser suggested in the future that any consent agenda items that had questions for staff be taken off the consent agenda.

Ohm reminded the Commission of the vote last week in the State Senate to repeal the State's smart growth legislation.

ADJOURNMENT

A motion was made by **Boll**, seconded by **Davis**, to Adjourn at 8:30 PM The motion passed by acclamation.