



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

Monday, June 2, 2008

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 9 -

Eric W. Sundquist; Tim Gruber; Lauren Cnare; Nan Fey; Judy K. Olson;
James C. Boll; Judy Bowser; Michael A. Basford and Beth A. Whitaker

Excused: 2 -

Julia S. Kerr and Michael G. Heifetz

Fey was chair for the meeting.

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Bill Fruhling & Tim Parks, Planning Division; Barb Constans, CDBG Office; Joe Gromacki & Dan Rolfs, Real Estate Services Division, and; Ray Harmon, Mayor's Office.

MINUTES OF THE May 19, 2008 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: June 16 and July 7, 21, 2008

Special Meeting to Discuss Zoning Code Rewrite: June 9, 2008 (5:00 p.m., Room LL-110, Madison Municipal Building)

SPECIAL ITEM OF BUSINESS

1. [10662](#)

Informational presentation by Kevin Delorey and Wilde Family Limited Partnership regarding the possible future development of a Honda sales facility at 5555 High Crossing Boulevard (at Nelson Road).

The Plan Commission received an informational presentation regarding the proposed dealership. After the presentation, Brad Murphy summarized the recommendations of the Nelson Neighborhood Development Plan. Following the presentations, a couple of members of the Commission indicated that they felt that the proposed dealership was not inconsistent with the development pattern on High Crossing Boulevard and that they would support an amendment to the neighborhood development plan to allow the project and necessary zoning changes to proceed.

Speaking in support of the proposed dealership were: Pat Donahue, Wilde Automotive Group, 1710A Highway 164, Waukesha; Kevin Delorey, Quarles & Brady, 33 E. Main Street, representing Wilde Automotive, and; George Hidalgo, 20 Dunraey Court, Cheswick, Pennsylvania.

APPOINTMENTS

The Plan Commission made the following appointments/ re-appointments: Michael Basford was re-appointed and Eric Sundquist was appointed to replace Judy Bowser as representatives to the Long Range Transportation Planning Commission. Ms. Bowser was re-appointed to the Inclusionary Zoning Advisory Oversight Committee. Beth Whitaker was re-appointed as the Commission's representative to the Pedestrian/ Bicycle/ Motor Vehicle Commission.

The Commission asked that appointments to the Tax Increment Financing Policy Ad Hoc Committee be added to the June 16, 2008 agenda and that staff determine if a Plan Commission representative was still required based on the state of that committee's work.

ROUTINE BUSINESS

2. [10428](#) Granting a lease of airspace to SSM Health Care of Wisconsin, Inc., for use of the public right-of-way over South Brooks Street for an existing enclosed pedestrian skywalk connecting St. Mary's Hospital buildings.

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

3. [10453](#) Authorizing the Mayor and City Clerk to execute an air space lease with SSM Health Care of Wisconsin, Inc. for use of the public right-of-way over South Brooks Street for an existing enclosed pedestrian skywalk connecting St. Mary's Hospital buildings.

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

4. [10508](#) Authorizing the execution of a Second Amendment to Easement pertaining to a Public Utility Easement from the City to Wisconsin Bell, Inc., d/b/a AT&T Wisconsin, within Nakoma Park located at 3800 Nakoma Road.

A motion was made by Cnare, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

PUBLIC HEARING-6:00 p.m.

Tax Increment Finance District

5. [10455](#) Creating Tax Incremental Finance (TIF) District #38 (Badger-Ann-Park) City of Madison and approving a Project Plan and Boundary for said TIF District.

A motion was made by Boll, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

Registered neither in support nor opposition to the creation of the Tax Increment Finance District was Pang Vang, 914 & 918 Magnolia Lane.

Special Area Plan

6. [09234](#) Adopting the *Regent Street - South Campus Neighborhood Plan* and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*.

The Plan Commission referred this matter at the request of Ald. Julia Kerr following a presentation by Bill Fruhling of the Planning Division and an informational presentation regarding a possible future residential development at the northeast corner of Randall Court and N. Randall Avenue.

A motion was made by Olson, seconded by Boll, to Rerefer to the PLAN COMMISSION, due back on 6/16/2008. The motion passed by voice vote/other.

Speaking neither in support nor opposition to the proposed neighborhood plan and in support of the Randall Court residential development were Doug Hursh and Jody Shaw, Potter Lawson, Inc., 15 Ellis Potter Court.

Zoning Map Amendments/Subdivisions

7. [10123](#) Creating Section 28.06(2)(a)3350. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3351. 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: Construct 3 Multi-Family Buildings with 79 Apartments; 1st Aldermanic District: 1723 Waldorf Boulevard.

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

A motion was made by Bowser, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support and available to answer questions were Justin Temple, 1006 River Birch Road and J. Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton, both representing the applicant, Terry Temple, Barrow Ridge, LLC.

8. [10124](#) Creating Section 28.06(2)(a)3352. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3353. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Construct Two Duplex Buildings; 18th Aldermanic District: 92 Golf Parkway.

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

Commission materials.

A motion was made by Boll, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions was Craig Makela, Cherokee Park, Inc., 13 Cherokee Circle.

Registered in opposition to the project and available to answer questions were: Gary Watchke, 75 Golf Parkway; Allen Ross, 79 Golf Parkway; Lois Hindhede, 4942 N. Sherman Avenue; Reta Harking, 4942 N. Sherman Avenue; Ronald & Carol Holt, 1625 N. Golf Glen; Bob Kessenich, 79 Golf Parkway, and; Marty Whale, 75 Golf Parkway.

9. [10125](#)

Creating Section 28.06(2)(a)3354. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3355. 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: Construct 3 Single-Family Houses; 18th Aldermanic District: 1507 Burning Wood Way.

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

A motion was made by Basford, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

10. [10657](#)

Approving the final plat of Burning Wood Estates located at 1507 Burning Wood Way. 18th Ald. Dist.

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

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

Registered in support of the project (Items 9-10) and available to answer questions was Craig Makela, Cherokee Park, Inc., 13 Cherokee Circle.

11. [10225](#)

Creating Section 28.06(2)(a)3356. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3357. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R5 General Residence District, and creating Section 28.06(2)(a)3358. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2T Single-Family Residence District, and creating Section 28.06(2)(a)3359. of the Madison General Ordinances rezoning property from Temp A Agriculture District to C Conservancy District, and creating Section 28.06(2)(a)3360. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2Y Single-Family Residence District, and creating Section 28.06(2)(a)3361. of the Madison General Ordinances rezoning property from Temp A

Agriculture District to R2Z Single-Family Residence District. Proposed Use: 287-Lot Residential Neighborhood Development; 9th Aldermanic District: 702 South Point Road.

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

A motion was made by Boll, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

12. [10659](#)

Approving the preliminary plat of 1000 Oaks Subdivision located at 604-702 South Point Road. 9th Ald. Dist.

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

A motion was made by Boll, 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 voice vote/other.

13. [10660](#)

Approving the final plat of 1000 Oaks Subdivision located at 604 South Point Road. 9th Ald. Dist.

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

A motion was made by Boll, 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 voice vote/other.

Speaking in support of project (Items 11-13) were Don Esposito, Veridian Homes, 6801 South Towne Drive and Brian Munson, Vandewalle Associates, 120 E. Lakeside Street, representing Veridian Homes.

Registered in support of the project and available to answer questions was Jud Pellett, Pellett Development, LLC, 11437 Little Lane, Viola, Wisconsin.

14. [09982](#)

Creating Section 28.06(2)(a)3348. of the Madison General Ordinances rezoning property from C4 Central Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3349. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Renovate & Expand Former School with 58 Apartments and First Floor Retail; 4th Aldermanic District: 31 South Henry Street.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials, including the Planning Division addendum and the following conditions included in the May 19, 2008 letter from Peter Ostlind, Bassett District of Capitol Neighborhoods to Brad Murphy:

- Onsite parking spaces for 3-5 mopeds shall be provided on the plans. Additionally, text should be included in tenant leases which notes that parking mopeds on the public terrace is not permitted under City ordinance.

- A plan for protection of the existing trees in the public right of way shall be included in the plans. The fence around the trees shall include a rigid horizontal top member to insure the integrity of the fence. The developer shall provide to the neighborhood the name and telephone number of a contact person who will be responsible for insuring that the tree protection is maintained.

- Final approval of the fiber cement siding panels shall be subject to UDC and planning Department approval.

- The roofing material shall be a reflective type to reduce the heat island effect. The material shall have a solar reflective index of 78 or greater. (This is the current LEED specification for reflective roofs)

- If a cooling tower is placed on the roof the choice of equipment and the construction of the screening shall be designed to minimize the noise levels produced so as to restrict the noise impact on adjacent properties.

- The outdoor eating areas either on site or in the public right of way are not included in this approval. Further details including the type of use and hours of operation will be required before outdoor eating areas can be approved.

A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

Speaking in support of the project were David Ferch, 2704 Gregory Street, representing the applicant, Cliff Fisher, 107 N. Hancock Street, and Ald. Mike Verveer, 614 W. Doty Street, representing the 4th District. Mr. Fisher registered in support and available to answer questions but was not present when the matter was discussed.

Speaking neither in support nor opposition to the project was Jerry E. McAdow, Lathrop & Clark, LP, 740 Regent Street, representing the Catholic Diocese of Madison.

Registered in support and wishing to speak but not present when the matter was discussed was Buck Sweeney, Axley Brynson, LLP, 2 E. Mifflin Street, Suite 200.

Registered in opposition to the project but not wishing to speak was Catherine Hixon, 29 E. Wilson Street #208.

Conditional Use/ Demolition Permits

- 15. [10661](#) Consideration of a demolition permit to allow two former industrial buildings and associated improvements at 1910 Roth Street and 1126 Huxley Street to be demolished for open space and potential future redevelopment. 12th 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 Bowser, seconded by Olson, to Approve. The motion passed by voice vote/other.

There were no registrants on this item.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters for the Plan Commission.

Upcoming Matters - June 16, 2008 Meeting

- Informational presentation by CDA regarding Truax Master Plan
- Greenbush Neighborhood Plan
- 626 Schewe Road - Temp A to R1/R4 and preliminary plat creating 39 single-family lots, 1 multi-family lot, and 2 outlots
- 2317-2423 Allied Drive et al - R3/R4 to PUD-GDP-SIP & demo for CDA redevelopment with 48 multi-family units in 5 buildings
- 702 North Midvale Boulevard - PUD-SIP Alteration to modify Phase II plans for hotel, retail, and parking along Hilldale Way
- 2702 East Washington Avenue - Demolish former convenience store and construct new convenience store
- 1347 Fish Hatchery Road - Conditional use for a 3-year extension for existing off-site accessory parking lot
- 4302 East Washington Avenue - Conditional use to convert retail building into Starbuck's with drive-up service and outdoor eating

Upcoming Matters - July 7, 2008 Meeting

- 515 South Midvale Boulevard - PUD-GDP to PUD-SIP final plans to construct a mixed-use building with 100 apartments and retail
- 9114 Ancient Oak Lane - R2T/Y/Z to R2T and preliminary and final plats for First Addition to Linden Park, replatting 57 single-family lots and 1 outlot
- 6403-6703 Femrite Drive - Temp A to M1 and preliminary plat creating 6 industrial lots and 3 outlots
- 6502 Town Center Drive - PUD-GDP to PUD-SIP final plan for medical/ dental office building
- 2008 Waunona Way - Demolition permit/ conditional use to demolish existing lakehouse and construct new lakehouse
- 414 Grand Canyon Drive - Demolition permit to allow former restaurant to be razed and two new commercial buildings to be constructed
- 829 North Thompson Drive - Conditional use for addition to Well 29
- 2864 CTH T - Extraterritorial CSM creating two lots in Town of Sun Prairie
- 7433 Rolling Meadow Road - Extraterritorial CSM creating two lots in Town of Verona

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Bowser, to Adjourn at 7:45 p.m. The motion passed by voice vote/other.