



City of Madison Meeting Minutes - Final PLAN COMMISSION

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

Monday, November 7, 2005

5:30 PM

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

ROLL CALL

Fey was Chair.

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 MEETING OF OCTOBER 24, 2005

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

SCHEDULE OF MEETINGS

Regular Meetings: November 21; December 5, 2005; January 9, 2006.

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

Discussion of Reuse-Recycling Plans - review with George Dreckman

George Dreckman, City Recycling Coordinator, provided information to the Commission regarding recycling efforts for building materials from demolition activity. Mr. Dreckman also offered comments and suggestions to the Commission regarding potential amendments to the requirement for recycling demolition materials, including a suggestion for a deposit to be posted at the time of obtaining a demolition permit which would be refunded upon the applicant furnishing proof (such as weight slips from the landfill or appropriate recycling center) prior to obtaining a refund on the deposit. Mr. Dreckman will lead an effort to prepare a brochure regarding recycling demolition materials.

02340

A Plan Commission Resolution recommending adoption of the October 2005 Public Hearing Draft of the City of Madison Comprehensive Plan.

Staff suggested that the Plan Commission schedule a public hearing regarding the draft City of Madison Comprehensive Plan for the December 5, 2005 Plan Commission meeting.

A motion was made by Bowser, seconded by Boll, to Place on File Without Prejudice.

ROUTINE BUSINESS

1. [02134](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a City of Madison Water Utility property located at 1133 Moorland Road. 14th Ald. District.
- A motion was made by Bowser, seconded by Forster Rothbart, to Return to Lead with the Recommendation for Approval to the BOARD OF WATER COMMISSIONERS. The motion passed by the following vote:**
- Excused:** 1 - Ohm and Ethington
- Recused:** 1 - Boll
- Aye:** 8 - Konkel, Cnare, Golden, Davis, Bowser, Lanier, Forster Rothbart and Thompson-Frater
- No:** 0 -
- Non Voting:** 1 - Fey
2. [02190](#) Providing for a change on the Official Map of the City of Madison, which will add a proposed public street reservation for the widening of North and South Broom Street on platted lands, located in part of the Northeast 1/4 of Section 23, Town 07 North, Range 09 East, City of Madison, Dane County, Wisconsin. 4th Ald. Dist.
- Plan Commission recommended that the title be changed after the widening of "the North and South Broom Street ROW to increase the width of the terrace, sidewalks, and street for bike and parking purposes..."*
- A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation to Approve as Substituted to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
- Registered and speaking in support were Thomas Miller, 15 South Broom Street, representing the Alexander Company; and Rosemary Lee, 111 West Wilson Street # 108. Registering in support and available to answer questions was Jonathan Cooper, 208 South Henry Street.*
3. [02202](#) Accepting an Offer to Purchase from Kennedy Point, LLC, for the purchase of City-owned surplus parcels of land located on Eastwood Drive and First Street. 6th Ald. Dist.
- The Plan Commission recommended referral of this item until issues regarding a development proposed for this location are resolved.*
- A motion was made by Boll, seconded by Davis, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
- Registered in support and available to answer questions was Joseph Krupp, 3010 Woodland Trail, Middleton, the project developer.*
- Registered and speaking in opposition was Ken Lonquist, 350 Russell Street.*
4. [02204](#) Accepting an Offer to Sell from B and B Family Limited Partnership and Robert A. Blettner for approximately 52.05 acres of wetlands and 12.40 acres of uplands for park and open space for the Starkweather Creek Open Space

located in the Madison Corporate Center plat. 15th Ald. Dist.

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

5. [02211](#) Accepting an Offer to Sell from Timothy and Denise Jackson for the property located at 4930 Lien Road, which is required for the Lien Road reconstruction project.
- 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 acclamation.**

UNFINISHED BUSINESS

6. [02132](#) Accepting an Offer to Purchase from Samuels Recycling Company for a portion of a City-owned property located 4452 Sycamore Avenue in order to resolve an existing retaining wall encroachment. 17th Ald. District.
- A motion was made by Bowser, seconded by Lanier, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
7. [01551](#) Accepting the Report of the Board of Estimates Subcommittee on Tax Incremental Finance (TIF).
- A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.**

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments

8. [01702](#) Creating Section 28.06(2)(a)3117 of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to C3 Highway Commercial District. Proposed Use: New Credit Union with Drive-Up Tellers; 5 th Aldermanic District: 1433 Monroe Street.
- The Plan Commission recommended approval with the following conditions:*
- The Commission modified condition number 2 contained in the Planning Unit report that the applicant shall continue to work with Planning Unit Staff to incorporate additional brick veneer on the elevations where brick is currently proposed and for the applicant to submit a sample of the proposed EIFS material for review and approval by Planning Unit Staff, or to suggest a specific alternate material acceptable to staff.
 - The Plan Commission also modified Planning Unit condition number 3 to include the Pedestrian/Bicycle/Motor Vehicle recommendations for a connection to the parking lot from the bicycle path directly onto the property.
- A motion was made by Ald. Golden, seconded by Davis, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by acclamation.**

Registered and speaking in support was Bill Rappunde, 833 Woodrow Street, the project architect. Registered in support and available to answer questions was Brad McClean, 5300 University Avenue, representing University of Wisconsin Credit Union.

9. [01866](#) Consideration of a conditional use for a new credit union building with drive-thru service located at 1433 Monroe Street. 5th Ald. Dist.
The conditions of approval cited for item number 8 (ID 01702) also pertain to this item.
- A motion was made by Ald. Golden, seconded by Davis, to Approve. The motion passed by acclamation.**
- Registered and speaking in support was Bill Rappunde, 833 Woodrow Street, the project architect. Registered in support and available to answer questions was Brad McClean, 5300 University Avenue, representing University of Wisconsin Credit Union.*
10. [01851](#) Creating Section 28.06(2)(a)3129. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3130 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: 43 Condominium Units; 6th Aldermanic District: 1833 Winnebago Street.
- The Plan Commission cited remaining unresolved issues regarding the Inclusionary Dwelling Unit Plan and the waiver request. Commissioners were also concerned about the density of the proposed project. The Plan Commission recommended that the developer meet with concerned neighbors regarding building design concerns, especially the Eastwood Drive facade. The Plan Commission also requested that City staff be available at the next scheduled public hearing to answer questions regarding costs and alternatives for the adjacent First Street reconstruction.*
- A motion was made by Boll, seconded by Davis, to Rerefer for Recessed Public Hearing to the PLAN COMMISSION. The motion passed by acclamation.**
- Registered and speaking in support were Joseph Krupp, 3010 Woodland Trail, Middleton, the project developer; and Ald. Judy Olson, 518 Clemons Avenue, District 6.*
- Registered and speaking in opposition was ken Lonquist, 350 Russell Street.
Registered in opposition but not wishing to speak was Joanne Schilling, 350 Russell Street.*
11. [02083](#) Consideration of a demolition permit located at 1833-1911 Winnebago Street/ 300 Block Moulton Court to demolish several buildings to permit a new residential development. 6th Ald. Dist.
- A motion was made by Boll, seconded by Davis, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
- Registered and speaking in support were Joseph Krupp, 3010 Woodland Trail, Middleton, the project developer; and Ald. Judy Olson, 518 Clemons Avenue, District 6.*
- Registered and speaking in opposition was ken Lonquist, 350 Russell Street.
Registered in opposition but not wishing to speak was Joanne Schilling, 350 Russell Street.*

12. [02046](#) Creating Section 28.06(2)(a)3136. 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)3137 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 Medical Office & Build 8-Story Mixed-Use Building with 40 Apartments, Fitness Center, 12,000 Square Foot Office Space and 2, 500 Square Foot Retail Space; 4th Aldermanic District: 425 West Washington Avenue.

A motion was made by Davis, seconded by Ald. Cnare, to Rerefer for Recessed Public Hearing to the PLAN COMMISSION indefinitely The motion passed by acclamation.

Registered in opposition but not wishing to speak was Jonathan Cooper, 208 South Henry Street.

13. [02143](#) Creating Section 28.06(2)(a)3144. 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: 31,270 Square Feet Office Building;16th Aldermanic District: 5451 World Dairy Drive.

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

Excused: 1 - Ohm and Ethington

Recused: 1 - Thompson-Frater

Aye: 8 - Konkel, Cnare, Golden, Davis, Boll, Bowser, Lanier and Forster Rothbart

No: 0 -

Non Voting: 1 - Fey

Registered in support and available to answer questions were Charles Duncan, 4534 Sandpiper Trail, Jim Frater, and Don Gardnel, all representing the project developer; Joseph Ash, 5707 Steeplechase Drive, the project architect; and Ald. Judy Compton, 6030 Fairfax Lane, District 16.

14. [02044](#) Creating Section 28.06(2)(a)3133. of the Madison General Ordinances rezoning property from PCD(GDP) Planned Community Development (General Development Plan) District to PCD(SIP) Planned Community Development (Specific Implementation Plan) District. Proposed Use: 10,173 Square Feet Retail Space. 9th Aldermanic District, 7502 West Towne Way.

The Plan Commission recommended that the applicant work with City staff to provide a pedestrian connection to the residential development to the south of the subject property.

A motion was made by Forster Rothbart, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

Registered and speaking in support was Bill Rattunde, 838 Woodrow Street, the project architect. Registered in support and available to answer questions was Ald. Paul Skidmore, 13 Redmaple Trail, District 9.

15. [02045](#)

Creating Section 28.06(2)(a)3134. 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)3135. 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 & Build 6-Story Building with 25 Apartments & 3,300 Square Feet of Retail Space on First Floor; 8th Aldermanic District: 202 North Charter Street.

The Plan Commission requested staff provide information on parking zones, number of on-street parking permits issued, and the number of on-street parking spaces available for downtown and campus area developments in the future.

A motion was made by Ald. Golden, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Excused: 1 - Ohm and Ethington

Aye: 8 - Cnare, Golden, Davis, Boll, Bowser, Lanier, Forster Rothbart and Thompson-Frater

No: 1 - Konkel

Non Voting: 1 - Fey

Registered and speaking in support was Bryce Armstrong, 448 West Washington Avenue, the project architect. Registered in support and available to answer questions were Michael Gordon, 15 Ellis Potter Court, representing Trio Development; Jill Buechner, 3325 Nightingale Court; and Craig Hungerford, 2322 Eton Ridge, representing Trio Development.

Conditional Uses/ Demolition Permits

16. [02333](#)

Consideration of a demolition permit located at 26 Schroeder Court to demolish an existing health club and construct a new office-retail building. 1st 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 Lanier, seconded by Bowser, to Approve. The motion passed by the following vote:

Excused: 1 - Ohm and Ethington

Aye: 8 - Cnare, Golden, Davis, Boll, Bowser, Lanier, Forster Rothbart and Thompson-Frater

No: 1 - Konkel

Non Voting: 1 - Fey

Registered in support and available to answer questions was Philip Schmidt, 161 Horizon Drive, Verona, the project architect.

- 17. [02297](#) Consideration of a conditional use located at 2220 Daniels Street for a parking lot located elsewhere than the use it serves. 16th 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 Forster Rothbart, seconded by Ald. Golden, to Approve. The motion passed by acclamation.
Registered in support and available to answer questions were Steve Ring, All Construction & Design, Inc., the project contractor; Dave Deadman, 2221 Daniels Street, the property owner; and Ald. Judy Compton, 6030 Fairfax Lane, District 16.

- 18. [02298](#) Consideration of a demolition permit/conditional use located at 5501 West Beltline Highway to demolish a building on a golf facility and construct a new building on the site with an outdoor eating area. 1st 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 Boll, seconded by Bowser, to Approve. The motion passed by the following vote:

Excused: 1 - Ohm and Ethington

Aye: 8 - Cnare, Golden, Davis, Boll, Bowser, Lanier, Forster Rothbart and Thompson-Frater

No: 1 - Konkel

Non Voting: 1 - Fey

Registered in support and available to answer questions were Paul Cuta, 1 North Pinckney Street, the project architect; and Joel Weitz, 5501 West Beltline Highway, representing Vitense Golfland.

Zoning Text Amendments

- 19. [02124](#) SUBSTITUTE - Amending Section 28.04(19)(b) of the Madison General Ordinances to add a ten year time period to calculating the size of an addition to waterfront property.
A motion was made by Ald. Golden, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.
- 20. [02135](#) SUBSTITUTE - Amending Section 28.04(24)(b) and creating new Section 28.12(11)(l) of the Madison General Ordinances to make the procedure for evaluating certain planned commercial sites consistent with practice.
A motion was made by Bowser, seconded by Lanier, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

BUSINESS BY MEMBERS

None.

COMMUNICATIONS

Murphy called the Commissioner's attention to an article from the New York Times included in the Plan Commission packet.

SECRETARY'S REPORT

Murphy called the Commissioners' attention to the proposed 2006 meeting schedule included in the Commissioners packet.

Update on Zoning Text Amendment Staff Team activities.

Murphy called Commissioner's attention to the Zoning Text Amendment Staff Team agenda in the packet and to future agenda items.

Upcoming Matters - November 21, 2005 Meeting

- 702 North Midvale Boulevard- amend PUD/SIP + demolition
- 702 South Point Road/"1000 Oaks" - plat and rezone
- 3270-3276 Maple Grove Drive - PUD - Demolition - apartments
- 700 Block University Avenue - PUD-GDP + demolition - mixed use
- 810 West Badger Road - Temp C2 to C2 - Neighborhood Center

Upcoming Matters - December 5, 2005

- 702 North Midvale Boulevard - amend PUD-GDP-SIP, grocery store; condominiums; demolition of office building
- 632 Knickerbocker Street - demolition of house
- 1814 Waunona Way - demolition of house
- 6326 Maywick Drive - two apartment buildings

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Davis, to Adjourn at 7:45 p.m. The motion passed by acclamation.