



City of Madison

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

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Monday, April 20, 2009

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 9 -

Tim Gruber; Julia S. Kerr; Nan Fey; Eric W. Sundquist; Judy K. Olson;
James C. Boll; Judy Bowser; Michael A. Basford and Michael G. Heifetz

Excused: 2 -

Lauren Cnare and Beth A. Whitaker

Fey was chair for the meeting. Ald. Cnare arrived during the discussion of the Special Item of Business.

Staff Present: Mark A. Olinger, Secretary; Michael Waidelich, Bill Fruhling, Tim Parks, and Kevin Firchow, Planning Division; and Mario Mendoza, Mayor's Office.

MINUTES OF THE April 6, 2009 MEETING

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

SCHEDULE OF MEETINGS

May 4, 18 & June 1, 15, 2009.

Zoning Code Rewrite Advisory Committee April 28, 5:30 p.m.

ROLL CALL

Present: 10 -

Tim Gruber; Lauren Cnare; Julia S. Kerr; Nan Fey; Eric W. Sundquist;
Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford and
Michael G. Heifetz

Excused: 1 -

Beth A. Whitaker

SPECIAL ITEM OF BUSINESS

Bill Fruhling, Planning Division, provided an update on the Downtown Plan and the April 15 public meeting. Mr. Fruhling summarized progress on developing recommendations for a variety of areas including Downtown character districts, height recommendations, transportation and circulation, and key redevelopment areas. Commission members requested that a work session on the plan be scheduled.

NEW BUSINESS

1. [14239](#)

Amending Section 33.24(8)(a) of the Madison General Ordinances to add land to Urban Design District No. 1.

The Commission provided an advisory recommendation that this district be approved, subject to changes proposed to the boundary of the Certco property. The amended boundary is shown on the Revised District Map dated 4/20/2009. The Commission recommended the revised boundary for this property shall be subject to covenants and restrictions approved by Planning Division staff, the district alder, and the property owner. The opportunity to submit and review these covenants shall be at the time a certified survey map is submitted to divide the Certco property.

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

Speaking in support of this item was Ald. Judy Compton, 6030 Fairfax Lane, representing District 16.

Speaking in opposition was Michael Lawton, 740 Regent Street, representing Certco, Inc. Registered in opposition and wishing to speak was Don Watzko, Certco, Inc, 5321 Verona Road.

2. [13815](#)

Stating that the policy of the City of Madison is to encourage or, where appropriate, require that incremental changes to the built environment, as well major new policies and public works projects, shall in the aggregate cause vehicle miles traveled per capita to decrease by 25 percent, as compared with a 2005 baseline, by 2020 and that this goal shall be incorporated into the City's Comprehensive Plan.

This item was referred to the Plan Commission meeting of May 18, 2009 in order to have to have additional City staff available to answer questions about the resolution. Staff requested that members of the Commission forward specific questions or requests for data for the May 18 discussion of this item to Brad Murphy by May 4 to allow staff sufficient time to prepare.

The approved motion was a substitute motion replacing the original motion by Sundquist and seconded by Bowser to recommend approval of the resolution.

A motion was made by Sundquist, seconded by Boll, to Rerefer to the PLAN COMMISSION, due back on 5/18/2009. The motion passed by the following vote:

Excused: 1 -

Beth A. Whitaker

Ayes: 6 -

Tim Gruber; Lauren Cnare; Julia S. Kerr; Eric W. Sundquist; Judy K. Olson and Judy Bowser

Noes: 2 -

James C. Boll and Michael A. Basford

Non Voting: 2 -

Michael G. Heifetz and Nan Fey

There were no registrations on this item.

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/Subdivisions

3. [13780](#) Creating Section 28.06(2)(a)3420. of the Madison General Ordinances rezoning property from R4 General Residence District, R6 General Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3421. 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: Meriter Hospital Campus Master Plan GDP/Existing Conditions and Small Project SIP; 13th Aldermanic District: 202 South Park Street.

Referred to May 4, 2009 pending an advisory recommendation by the Landmarks Commission.

A motion was made by Kerr, seconded by Boll, to Rerefer to the PLAN COMMISSION and should be returned by 5/4/2009. The motion passed by voice vote/other.

There were no registrations on this item.

4. [13960](#) Creating Section 28.06(2)(a)3422. of the Madison General Ordinances rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3423. 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: Demolish 11 Houses, Build 3 Apartment Buildings and Restore 8 Houses; 2nd Aldermanic District: 609-625 East Gorham Street, 604-630 East Johnson Street and 303-323 North Blair Street.

Referred to May 4, 2009 pending recommendations by the Landmarks Commission and Urban Design Commission.

A motion was made by Kerr, seconded by Boll, to Rerefer to the PLAN COMMISSION and should be returned by 5/4/2009. The motion passed by voice vote/other.

There were no registrations on this item.

- 5. [13962](#) Creating Section 28.06(2)(a)3424. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Construct 4,500 Square-Foot Office Building; 9th Aldermanic District: 8002 Watts Road.

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

The motion passed by the following vote 6:2 (AYE:Ald. Cnare, Ald. Kerr, Sundquist, Olson, Boll, and Bowser; NO: Ald. Gruber, Basford)

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

- Excused:** 1 -
Beth A. Whitaker
- Ayes:** 6 -
Lauren Cnare; Julia S. Kerr; Eric W. Sundquist; Judy K. Olson; James C. Boll and Judy Bowser
- Noes:** 2 -
Tim Gruber and Michael A. Basford
- Non Voting:** 2 -
Michael G. Heifetz and Nan Fey

Registered in support and answering questions was Duane Johnson, Iconica, 901 Deming Way, representing the applicant, Kevin Carey. Also registered in support and available to answer questions was David Gerry, 717 Woodlawn Drive, representing the Princeton Club.

- 6. [13966](#) Creating Section 28.06(2)(a)3428. of the Madison General Ordinances rezoning property from RPSM Research Park - Specialized Manufacturing District to RDC Research and Development Center District. Proposed Use: Master Plan for Future Development; 9th Aldermanic District: 9502-9602 Silicon Prairie Parkway and 101, 102 and 202 St. Philomena Way.

This item was withdrawn and requested to be placed on file by the applicant. The motion passed unanimously.

A motion was made by Bowser, seconded by Cnare, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by voice vote/other.

- 7. [13964](#) Creating Section 28.06(2)(a)3427. of the Madison General Ordinances rezoning property from Temp A Agriculture to RDC Research and Development Center District. Proposed Use: 8 Retail/Office Lots & 1 Outlot, Building Demolition & Site Master Plan; 9th Aldermanic District: 9414 Silicon Prairie Parkway.

This item was withdrawn and requested to be placed on file by the applicant. The motion passed unanimously.

A motion was made by Bowser, seconded by Cnare, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by voice vote/other.

8. [14406](#) Approving the preliminary and final plats of Silicon Prairie Community Plat located at 9414 Silicon Prairie Parkway. 9th Ald. Dist.
- This item was withdrawn and requested to be placed on file by the applicant. The motion passed unanimously.
- A motion was made by Bowser, seconded by Cnare, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.**
- Items 6,7, and 8 were considered together. There were no registrations on these items.

Conditional Use Permit

9. [14407](#) Consideration of conditional uses to allow an automobile accessory store with installation and automobile sales at 2117 South Stoughton Road. 16th Ald. Dist.
- The Plan Commission found that the conditional use standards (Zoning Code Sec. 28.12 (11)(g)(4)) could not be met with this request. In particular, the Commission found that the request would not meet standard #4, which reads "That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district."
- A motion was made by Kerr, seconded by Cnare, to Place On File Without Prejudice. The motion passed by voice vote/other.**
- Speaking in support of this item was Carl Ruedebusch, Reudebusch Development, 4605 Dovetail Drive; John Kupsh, 333 Washington Street, Valders, WI; and Ald. Judy Compton, 6030 Fairfax Lane, representing District 16.
- Registered in support and available to answer questions was Mac McAllen, 2695 Gaston Road.

Zoning Text Amendments

10. [13969](#) Amending Secs. 28.08(7)(b)5. and 28.08(12)(b)2.; and creating Secs. 28.08(2)(b)8.i., 28.08(9)(b)7.e., and 28.08(11)(b)7.e. of the Madison General Ordinances to allow farmers markets in all residential districts as a permitted accessory use in parking lots of non-residential uses.
- The Plan Commission referred this matter to allow the sponsor, Ald. Rummel, to be present for the discussion on the proposed zoning text amendment. The motion to refer passed unanimously.
- A motion was made by Gruber, seconded by Kerr, to Rerefer to the PLAN COMMISSION and should be returned by 5/4/2009. The motion passed by voice vote/other.**
- Speaking in opposition was Dale Matthews, 1 Maplewood Lane #101.
- Speaking in neither support nor opposition was Amy Kinast 5018 Tomahawk Trail.

BUSINESS BY MEMBERS

None.

COMMUNICATIONS

Nan Fey noted the correspondence from Rebecca Cnare, Acting Preservation Planner, noticing the May 4, 2009 public hearing regarding the potential local landmark designation for the UW Fieldhouse at 1450 Monroe Street.

Ald. Cnare noted she and other Commission members had recieved correspondence from Terrance

Wall regarding the Central Library development.

Eric Sundquist noted he had a discussion with an Urban Design Commission member regarding concerns on the coordination between the Urban Design Commission and Plan Commission.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters.

Upcoming Matters - May 4, 2009

- (Tentative) 430 South Thornton Avenue et al - R4 to PUD-GDP-SIP to relocate existing 2-unit building and construct underground parking and new 4-unit
- (Tentative) 1148 Jenifer Street - R4L to PUD-GDP-SIP relocated 2-unit from South Thornton Avenue onto vacant property
- Gorham/Blair/Johnson Streets - R5 to PUD-GDP & PUD-SIP & Demolition Permit to demolish 11 houses, restore 8 houses and construct 3 apartment buildings with 85 units
- 1900-16 East Washington Avenue - R5/C2 to PUD-GDP-SIP & Demolition Permit to demolish 4 buildings and construct mixed-use building with 26 condominiums and 11,700 square feet of retail
- 2017-2021 Van Hise Avenue - Certified Survey Map Referral to divide single-family parcel in University Heights local Historic District into 2 lots
- 5109 West Terrace Drive - Conditional use for an outdoor eating area at Holiday Inn Hotel
- 5714 Old Sauk Road - Demolish single-family residence and construct new residence
- 5324 Lake Mendota Drive - Conditional use for an addition and renovation of existing single-family residence on lakefront lot
- 2101-2115 East Springs Drive - Conditional use to construct 99,725 square-foot retail

Upcoming Matters - May 18, 2009

- 12002 Old Sauk Road - Temp. A to R1 and Preliminary and Final Plats for Pope Farm Estates, creating 12 single-family lots, 2 public school lots, and 3 outlots
- 1308 West Dayton Street - PUD-GDP to PUD-SIP for the final plans for the new Union South complex
- 6410-6422 Millpond Road - Temp. A to C2 to allow for a change in signage
- 408 West Gorham Street - Conditional use for an outdoor eating area for a restaurant
- 322 West Johnson Street - Conditional use for an outdoor eating area for a restaurant

ANNOUNCEMENTS

Nan Fey noted that this was Ald. Gruber's last meeting as an Alderperson on the Plan Commission. Ald. Gruber will be replaced by Ald. Schumacher. Fey further noted that Ald. Gruber is being considered for a future appointment as a citizen representative to the Commission.

ADJOURNMENT

A motion was made by Boll, seconded by Gruber, to Adjourn at 8:55 p.m. The motion passed by voice vote/other.