



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, May 7, 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, Sarah Davis, James C. Boll, Michael A. Basford and Beth A. Whitaker

Excused: Judy Bowser and Kelly A. Thompson-Frater

Fey was chair for the meeting. Ald. Kerr arrived following approval of minutes. Davis arrived prior to the beginning of the public hearing at 6:00 P.M.

Staff present: Brad Murphy & Tim Parks, Planning Division; Rebecca Cnare, Mayor's Office.

MINUTES OF THE April 23, 2007 MEETING

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

SCHEDULE OF MEETINGS

May 21, June 4 & 18, and July 9, 2007

ROUTINE BUSINESS

- 06211** Vacating a portion of Ravine Street unimproved public street right-of-way dedicated by the subdivision plat of Briar Hill, and located adjacent to and reversion rights to, Lot 12, Block 7, Briar Hill, being located in part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Town 07 North, Range 09 East, City of Madison, Dane County, Wisconsin. (10th AD)

A motion was made by Cnare, seconded by Basford, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.
- 06264** Accepting an Offer to Sell from Ervin Bendorf, Curtis Castleberg and Edward Wojtal for a parcel of land located at 5420 Raywood Road for the expansion of Thut Park.

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

NEW BUSINESS

3. [06308](#) Consideration of a request by the applicant of an approved PUD-SIP for relief from a condition of approval requiring construction of a certain private sidewalk located at 9701 Brader Way. 9th Ald. Dist.

This matter was referred to allow the Traffic Engineering Division to comment on this request.

A motion was made by Cnare, seconded by Basford, to Rerefer to the PLAN COMMISSION, due back on May 21, 2007. The motion passed by the following vote:

Excused: 2 - Bowser and Thompson-Frater

Aye: 7 - Gruber, Cnare, Kerr, Ohm, Davis, Basford and Whitaker

No: 1 - Boll

Non Voting: 1 - Fey

Speaking in support of removal of the condition was Alex King, K.F. Sullivan Construction, 1314 Emil Street, representing the applicant, Keith Kaetterhenry, 7495 Summit Ridge, Middleton, who was present and available to answer questions.

Also registered in support and available to answer questions was Tom Knoop, K.F. Sullivan Construction, 1314 Emil Street.

PUBLIC HEARING-6:00 p.m.

Annexation

4. [06243](#) Creating Section 15.01(562) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing to the 1st Aldermanic District the Dewey Annexation and assigning a temporary zoning classification of A Agriculture District, creating Section 15.02(142) of the Madison General Ordinances to assign the attached property to Ward 142, and amending Section 15.03(1) of the Madison General Ordinances to add Ward 142 to Aldermanic District 1.

14 Votes Required

A motion was made by Boll, seconded by Davis, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

5. [06244](#) Petition dated March 26, 2007 from W. & J. Dewey, P. Martin, & D. Cooper re: direct annexation from the Town of Verona to the City of Madison.

Accept the petition.

A motion was made by Boll, seconded by Davis, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER - Accept the petition. The motion passed by acclamation.

There were no registrants on this item.

Zoning Map Amendments

6. [05902](#) Creating Section 28.06(2)(a)3256. of the Madison General Ordinances rezoning property from R1 Single-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3257. 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: Family Resource Center; 20th Aldermanic District: 5029 Raymond Road.
- The application was withdrawn by the applicant.*
- A motion was made by Boll, seconded by Davis, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - RECESSED PUBLIC HEARING - PLACE ON FILE WITHOUT PREJUDICE. The motion passed by acclamation.**
7. [05904](#) Creating Section 28.06(2)(a)3260. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3261. 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: Demolish Residential Structure & Build 5-Story, 48-Unit Apartment Building; 4th Aldermanic District: 22 East Dayton Street.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Boll, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by acclamation.**
- Registered in support of the project and available to answer questions was John W. Sutton, 104 King Street, representing the applicant, Scott Lewis.*
8. [06125](#) Creating Section 28.06(2)(a)3265. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to C3 Highway Commercial District. Proposed Use: Future Commercial Uses; 14th Aldermanic District: 2809 Royal Avenue.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Cnare, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
- Registered in support of the zoning map amendment was Ald. Tim Bruer, 3310 Leyton Lane, representing the 14th District.*

Conditional Uses/ Demolition Permits

9. [06309](#) Consideration of a demolition permit to allow a vacant gas station at 3608-3618 East Washington Avenue and 1506 North Stoughton Road to be demolished and additional surface parking to be added to a car sales establishment at 1518 North Stoughton Road. 17th 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 Ohm, to Approve. The motion passed by acclamation.**
- Registered in support of the project and available to answer questions was Brian Reddeman, Sieger Architecture, 1501 Monroe Street, representing the applicant, Jeff Riegert, Gass-Riegert Auto Complex. Mr. Riegert, 2300 CTH AB, was registered in support and available to answer questions.*
10. [06312](#) Consideration of a conditional use for a parking reduction to serve the proposed Goodman Atwood Community Center at 149 Waubesa 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.*
- A motion was made by Kerr, seconded by Boll, to Approve. The motion passed by acclamation.**
- Speaking in support of the request were Becky Steinhoff, Director, Goodman Atwood Community Center, 2425 Atwood Avenue and Dan Melton, 2138 LaFollette Avenue, representing the Schenk-Atwood-Starkweather-Yahara Neighborhood Association.*
11. [06313](#) Consideration of a conditional use/demolition permit to demolish a house and build a new house on a lakeshore lot located at 5320 Lake Mendota Drive. 19th Ald. Dist.
- This item was referred at the request of the applicant.*
- A motion was made by Boll, seconded by Davis, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**

BUSINESS BY MEMBERS

None

COMMUNICATIONS

- Communication from Ald. Cnare requesting reconsideration of a demolition permit for four houses at 308, 312, 318, and 334 Dow Court. A public hearing will be scheduled for May 21, 2007.

SECRETARY'S REPORT

Brad Murphy noted the upcoming matters for the Plan Commission.

Upcoming Matters - May 21, 2007

- 302 Cross Oak Drive - PUD for 24 townhouse units
- 6500 Normandy Lane - PUD for 91-unit condominium
- 402 Glen Highway - Demolish single-family house to build new single-family house
- 11 North Allen Street - Conditional use for outdoor eating area

Upcoming Matters - June 4, 2007

- 530-610 Junction Road - Amended PUD-GDP-SIP to construct two retail/office buildings
- 1330 Regent Street - Conditional use for outdoor eating area/beer garden for Camp Randall events
- 3698 Kinsman Boulevard - Conditional use for outdoor eating area
- 6921 East Pass - Conditional use to construct four-unit townhouse building

ANNOUNCEMENTS

None

ADDENDUM

APPOINTMENTS

Michael Basford was appointed to serve as a Plan Commission representative to the Long Range Transportation Planning Commission.

ADJOURNMENT

A motion was made by Boll, seconded by Cnare, to Adjourn at 6:20 P.M. The motion passed by acclamation.