



# City of Madison

## Meeting Minutes - Final

### PLAN COMMISSION

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

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Monday, May 15, 2006

5:30 PM

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

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## ROLL CALL

*Nan Fey chaired the meeting.*

**Present:** Brenda K. Konkell, Nan Fey, Brian W. Ohm, James C. Boll, Albert Lanier,  
Michael Forster Rothbart and Kelly A. Thompson-Frater

**Excused:** Lauren Cnare, Kenneth Golden, Sarah Davis, Judy Bowser and Ruth Ethington

## MINUTES OF THE MEETING OF MAY 1, 2006

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 5, 19; July 10, 24; August 7, 21, 2006.*

*The Plan Commission scheduled IZ Working Sessions for May 25 at 5:00 p.m. and  
June 1 at 5:30 p.m.*

## ROUTINE BUSINESS

1. [03416](#) Authorizing the execution of a Permanent Easement for Public Utility Purposes to Madison Gas and Electric Company across a portion of the City-owned parcel at 6715 Mineral Point Road. 19th Ald. Dist.

**A motion was made by Ald. Konkell, seconded by Ohm, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:**

**Excused:** 4 - Cnare, Golden, Davis, Bowser and Ethington

**Recused:** 1 - Boll

**Aye:** 6 - Konkell, Fey, Ohm, Lanier, Forster Rothbart and Thompson-Frater

**No:** 0 -

2. [03464](#) Adopting the final version of the Town of Blooming Grove and City of Madison Cooperative Plan Under Section 66.0307, Wisconsin Statutes, authorizing the Mayor and City Clerk to execute the Plan and directing the City Attorney to submit the Plan to the State of Wisconsin Department of Administration for approval.

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

## UNFINISHED BUSINESS

3. [03616](#) Draft of proposed amendment regarding demolition or building removal permit standards.  
*\*Designate the Plan Commission Chair to appoint a committee.*
- A motion was made by Ald. Konkell, seconded by Ohm, to Accept With Recommendation(s). The motion passed by acclamation.  
*Registered neither in support nor opposition and wishing to speak were Ledell Zellers, 510 N. Carroll St.; Marsha Rummel, 1339 Rutledge St. #2, representing the Marquette Neighborhood Association; and Rosemary Lee, 111 W. Wilson St.*
4. [03710](#) Final review of IZ Plan for the "Pres House" housing development located at 731 State Street. 8th Ald. Dist.
- A motion was made by Ald. Konkell, seconded by Thompson-Frater, to Approve. The motion passed by acclamation.

## NEW BUSINESS

### PUBLIC HEARING-6:00 p.m.

#### Zoning Map Amendments

5. [03425](#) Creating Section 28.06(2)(a)3185. 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)3186. 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 6 houses & Build New 3-Unit, 13-Unit & 16-Unit Residential Buildings in Addition to Remaining 3-Unit Building & 6 Single Family Homes-41 Total Units in Co-Housing Development; 13th Aldermanic District: 1135 Erin Street.
- Ald. Konkell asked that the term "development" be clarified by staff and reported back to the Plan Commission.*
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following:*
- *The applicant shall work with staff to move as many of the existing residential buildings as possible.*
  - *The Commission, on a request from Ald. Konkell separated the vote on the demolition request from the rezoning application. The vote to approve the demolition passed by*

*the following vote:*

*Aye: Thompson-Frater, Ohm, Lanier and Boll.*

*Nay: Ald. Konkel, Forster Rothbart.*

**A motion was made by Thompson-Frater, seconded by Ohm, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.**

*Speaking in support of the proposal were John Merrill, 5001 Marathon Dr., representing Arboretum Cohousing; Dirk Herr-Hoyman, 503 S. Prospect Ave.; Ed Mason, 1157 Emerald St.; Sharon McCabe, 1143 Emerald St., representing the Neighborhood Advisory Committee; Leslie Fields, 1144 Erin St.; and Lenny Kanter, 714 S. Orchard St.*

*Registered in support and available to answer questions were Craig Hadley, 1401 Woodvale Dr.; Kevin Gorhskopf, 707 S. Mills St.; and Carey Dachik, 1101 Erin St.*

*Registering in support but not wishing to speak were Judith Strasser, 511 Sheldon St.; Lori Hawkins, 830 High St., representing Neighborhood Advisory Committee; and Karen Ecklund, 2741 Union St.*

## Subdivisions

6. [03611](#) Approving the final plat of "1000 Oaks" located at 702 South Point Road. 9th Ald. Dist.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following conditions:*
- The Plan Commission recommended approval of the Inclusionary Dwelling Unit Plan based on the stacked flats option consistent with the preliminary plat approval if the Inclusionary Zoning Ordinance is amended to allow this option by December 1, 2006. If the ordinance is not amended to allow this option, the Plan Commission granted the project a waiver based on the option of providing 23 IZ units.*
- The Commission also required the number of IZ units in the 2006 and 2012 phases to be adjusted to be proportionate to the market rate units in each phase and approved by staff.*
- A motion was made by Boll, seconded by Lanier, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.**
- Registered and speaking in support were Jeff Rosenberg, 6801 South Towne Dr.; Brian Munson, 120 E. Lakeside St., representing Veridian Homes; and Bill White, 2708 Lakeland Ave., representing Veridian Homes.*

## Conditional Uses/Demolition Permits

7. [03487](#) Consideration of a conditional use/demolition permit to demolish part of an existing retail center and construct a new retail store (Walgreen's) with drive-thru pharmacy service located at 5702 Raymond Road. 20th Ald. Dist.
- The Plan 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 Ald. Konkel, seconded by Boll, to Approve. The motion passed by acclamation.**

*Registered in support and available to answer questions was Tammy Mauer, W228 N 745 Westmound Dr., Waukesha, representing The Redmond Company.*

8. [03612](#) Consideration of a conditional use for a new retail building, part of a Planned Commercial Site located at 1701 Thierer Road. 17th Ald. Dist.
- The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following condition:*
- *The applicant shall work with Urban Design Commission staff on the easterly building elevation to provide additional windows or landscape/screening materials.*
- A motion was made by Thompson-Frater, seconded by Ohm, to Approve. The motion passed by acclamation.**
- Registered and speaking in support was Timothy Kritter, 634 W. Main St.*
9. [03614](#) Consideration of a conditional use for the expansion of an existing building for use as a contractor's shop-office located at 1619 South Stoughton Road. 16th Ald. Dist.
- A motion was made by Forster Rothbart, seconded by Thompson-Frater, to Refer to the PLAN COMMISSION at the request of Ald. Compton. The motion passed by acclamation.**
10. [03615](#) Consideration of a demolition permit to demolish an existing single-family house to permit the site to be divided into three lots for future single-family development located at 5402 Whitcomb Drive. 20th Ald. Dist.
- The Plan Commission found that the statement of purpose of the ordinance section regarding razing, demolition, removal, or wrecking buildings; specifically, aiding in the preservation of residential neighborhoods, requiring the Plan Commission to evaluate proposed alternative uses of property before existing buildings are destroyed or moved, and to foster and encourage adherence to the intent and purpose of the Zoning Code as expressed in that code's general intent and purpose, specifically Section 28.08(2)(a) "The R1 Single-Family Residence District is established to stabilize and protect the essential characteristics of certain low density residential areas normally located in the outlying urban parts of the City..." were not met and rejected the three-lot land division as proposed.*
- The Plan Commission found that the standards could be met for the building demolition conditioned upon a revised two-lot land division and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following conditions:*
- *The applicant shall revise the proposed certified survey map to include only two single-family lots;*
  - *The applicant shall establish proposed building envelopes on each of these two lots;*
  - *The applicant shall create the two lots to be as equal or reasonably similar in size as possible;*
  - *The applicant shall submit a tree preservation plan to staff for approval;*
  - *The applicant shall provide a landscape buffer along the westerly property line;*
  - *Proposed house designs shall be submitted to the Plan Commission for their review and approval.*
  - *The conditions of approval for the landscape buffer and the proposed house designs*

to be reviewed and approved by the Plan Commission shall be noted on the face of the certified survey map.

**A motion was made by Boll, seconded by Thompson-Frater, to Approve with Amendment(s). The motion passed by acclamation.**

*Speaking in support of the demolition and original three-lot certified survey map was Scott Matthews, 2921 Interlaken Pass, representing Peterscott, LLC.*

*Registering in support of the proposed demolition and three-lot certified survey map and available to answer questions were Joe Gulesserian, 7414 South Ave., representing Susan Peters; and Doug Sonntag, 2877 Larkspur Ln., Fitchburg.*

*Registering in support of the building demolition and proposed three-lot certified survey map but not wishing to speak were Dick Mathison; Donna Mathison, 5209 Loruth Terr.; and Susan Peters, N60 W34698 Forest Bay Rd., Oconomowoc.*

*Speaking in opposition were Marian S. Piekarczyk, 1105 Gilbert Rd.; John Jenkins, 5406 Whitcomb Dr.; Jeanne Garnett, 5310 Loruth Terr.; Lawrence Winkler, 5306 Loruth Terr.; Scott Harrington, 5210 Whitcomb Dr.; Mary Stroud, 5203 Whitcomb Dr.; Ronald Budziszewski, 5014 Raymond Rd., representing the Orchard Ridge Community Club; and Cindy Thomas, 2106 Teal Dr.*

*Registered in opposition and available to answer questions were Lisa Ste, 5301 Loruth Terr.; and Paul P. Segal, 5139 Loruth Terr.*

*Registered in opposition but not wishing to speak were Gordon M. Garnett, 5310 Loruth Terr.; Paul McLeod, 5209 Whitcomb Dr.; Deane Arnt, 5401 Whitcomb Dr.; David Denig-Chakroff, 5305 Whitcomb Dr.; Mary Denig-Chakroff, 5305 Whitcomb Dr.; Eric Beckman, 1213 Loruth Terr.; Mark Pangevine, 5302 Loruth Terr.; Jean Consigny, 5313 Whitcomb Dr.; Cynthia Burnside, 1109 Gilbert Rd.; Margaret Karpinsky, 5134 Loruth Terr.; Tom Consigny, 5313 Whitcomb Dr.; Bob Beyler, 5206 Loruth Terr.; Norman Brandenburg, 5302 Whitcomb Dr.; Anneliese Amerson, 5137 Whitcomb Dr.; Ingrid Russell, 5310 Whitcomb Dr.; Brent Midelfort, 5310 Hammersley Rd.; Tracey Midelfort, 5310 Hammersley Rd.; Dorothy D. Kroeber, 5150 Whitcomb Dr.; Mary Schultz, 5202 Whitcomb Dr.; and Linda & Tim Moore, 5206 Whitcomb Dr.*

## Zoning Text Amendments

11. [03343](#) Amending Sections 28.10(4)(b) and (d) of the Madison General Ordinances to add outside production and processing of woodchips as a conditional use in the M1 District.
- A motion was made by Boll, seconded by Lanier, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
12. [03429](#) Amending Sections 28.04(6)(c)1.i. and 28.11(3)(g)3. of the Madison General Ordinances to add skirting and landscaping requirements for wheelchair ramp and off street parking spaces as permitted obstructions.
- Approval recommended subject to the following recommendation:*
- The Plan Commission recommended that the Common Council refer this item to the Commission on People With Disabilities for their review and recommendation.*

A motion was made by Ohm, seconded by Forster Rothbart, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

13. [03470](#) SUBSTITUTE - Amending Sections 28.04(25)(b) and (h) of the Madison General Ordinances to delete several unnecessary definitions and modify the method of distribution of proceeds from sale of an owner-occupied inclusionary dwelling unit.
- A motion was made by Ald. Konkol, seconded by Lanier, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
- Registered in support but not wishing to speak was Marsha Rummel, 1339 Rutledge St. #2.*
14. [03488](#) Amending Section 33.02(4)(f) to clarify requirements and Sections 28.085(3)b. 2., 28.09(3)(a), (b)4., (d)25., (4)(b)5. and Section 28.12(12)(a)4. to be consistent with Section 33.02(4)(f).
- A motion was made by Ald. Konkol, seconded by Boll, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**

## BUSINESS BY MEMBERS

- Appointment to the Long Range Transportation Planning Commission

*The Plan Commission recommended appointing Judy Bowser to the Long-Range Transportation Planning Commission.*

## COMMUNICATIONS

- Memo from Ald. Golden on parking requirements for large retail establishments

## SECRETARY'S REPORT

- Proposed amendments regarding conditional uses
- Discussion of bedroom mix in approved multi-family residential projects; data and information needs
- Memo from Mayor on reorganization of Department of Planning & Development

## UPCOMING MATTERS - June 5, 2006 Meeting

- 1310 Jenifer Street - PUD-GDP-SIP, demolish house/build new two-unit condominium
- 625 East Mifflin Street - PUD-GDP-SIP, demolish garage building/build new 66-unit condominium building
- 5817-5813 Gemini Drive - PUD-SIP, one 11-unit and one 12-unit condominium building
- 1894 East Washington Avenue - Convert service station into vehicle fuel sales business
- 2040 Winnebago Street - Add two units to an existing building
- 2553 Upham Street - Demolish house-build new house
- 617 Williamson Street - Outdoor eating area for existing restaurant

**UPCOMING MATTERS - June 19, 2006 Meeting**

- 8202 Mid-Town Road - PUD-GDP-SIP, veterinary clinic
- 505-555 Midvale Boulevard - PUD-GDP-SIP, demolish commercial buildings-build new mixed-use development
- 3604 Agriculture Drive - "Genesis" preliminary plat

**ANNOUNCEMENTS**

**ADJOURNMENT**

*The Plan Commission adjourned at 9:15 p.m.*