



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, October 19, 2009

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 9 -

Michael Schumacher; Lauren Cnare; Eric W. Sundquist; Judy K. Olson;  
James C. Boll; Judy Bowser; Michael A. Basford; Tim Gruber and Douglas  
J. Pearson

**Excused:** 3 -

Julia S. Kerr; Nan Fey and Michael G. Heifetz

James Boll was chair for the meeting.

Staff Present: Brad Murphy, Kevin Firchow, Archie Nicolette, Linda Horvath, and Dave Kress,  
Planning Division; Mike Dailey, City Engineering Division; Mario Mendoza, Mayor's Office.

### MINUTES OF THE September 10 and 23, 2009 ZONING CODE REWRITE WORKING SESSIONS AND October 5, 2009 REGULAR MEETING

The Zoning Code Rewrite Working Session minutes for September 10 and September 23, 2009 were approved under the below motion. The minutes of the October 5, 2009 regular meeting were moved by Ald. Cnare and seconded by Ald. Schumacher under a separate motion. Both motions passed unanimously.

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

### SCHEDULE OF MEETINGS

Regular Plan Commission Meetings: November 2, 16, and December 14, 2009.

Zoning Code Rewrite Working Sessions

- October 22 at 5:30 p.m. in Room 300, Madison Municipal Building
- October 29 at 5:30 p.m. in Room LL-110, Madison Municipal Building

Downtown Plan Working Sessions:

- November 9 at 5:30 p.m. in Room 300, Madison Municipal Building
- November 30 at 5:30 p.m.

### ROUTINE BUSINESS

1. [15718](#) Accepting a Sanitary Sewer Easement from the Donald G. and Juanita M. Hoepker Trust across property located at 4303 Hoepker Road.

The motion passed unanimously.

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

2. [15979](#) Determining a Public Purpose and Necessity and approving a Relocation Order for the acquisition of utility company interests required for the relocation and construction of Pleasant View Road from Valley View Road to 1000 feet North of Mineral Point Road, located in that part of the Northeast ¼ of the Northwest ¼, of Section 34, Town 7 North, Range 8 East, Town of Middleton, and part of the Northwest ¼ of the Northeast ¼ of Section 34, and part of the Northwest ¼ and the Southwest ¼ of Section 27, all in Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. Including necessary utility company release of rights of interests contained within proposed right of way dedications by the conditionally approved University Research Park - Pioneer proposed Subdivision Plat by the UW Regents (9th AD) and;
- The motion passed unanimously.

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

3. [16073](#) Creating Section 20.08(10) of the Madison General Ordinances to establish the Lower Badger Mill Creek Sewer and Drainage Improvement Impact Fee and District.
- The motion passed unanimously.

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

### NEW BUSINESS

4. [16121](#) Approving a Transportation Access Master Plan by the University of Wisconsin-Madison to guide the future development of the 700 & 800-blocks of University Avenue and 400-blocks of North Lake Street and East Campus Mall. 8th Ald. Dist.
- The motion passed unanimously.

**A motion was made by Olson, 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 this item was Gary Brown, 610 Walnut Street; representing the University of Wisconsin-Madison.

5. [16258](#) Consideration of a complaint against an approved conditional use located at 924 Williamson Street. 6th Ald. Dist.
- This item was referred at the request of the complainant. The motion passed unanimously.

**A motion was made by Sundquist, seconded by Olson, to Rerefer to the PLAN COMMISSION. The motion passed by voice vote/other.**

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.

**ROLL CALL**

- Present:** 10 -  
 Michael Schumacher; Lauren Cnare; Julia S. Kerr; Eric W. Sundquist;  
 Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford; Tim  
 Gruber and Douglas J. Pearson
- Excused:** 2 -  
 Nan Fey and Michael G. Heifetz

**Neighborhood Plan**

- 6. [15282](#) Adopting the Northport-Warner Park-Sherman Neighborhood Plan as a supplement to the City of Madison Comprehensive Plan.  
 Adoption of this plan was recommended subject to the staff and committee recommendations contained within the Plan Commission materials, with the following modifications noted below. The main motion passed unanimously.
  - That on p. 38 of the plan, the word "clear" be stricken in the first sentence of items d and f. Both sentences should be revised to begin, "Study the possibility of removing select trees and brush..."
  - That on p. 38 of the plan, item e should be revised to read: "Upgrade Monterey/Warner Park playground area and study the possibility of installing a sidewalk leading to it from Monterey Drive."
  - That on p.10 of the plan, the Concept B digram be redrawn to remove the cul-de-sacs.
  - That on p. 1, Item 2 in the October 19, 2009 Interdepartmental Correspondence from Linda Horvath be revised to substitute the word "should" for the word "shall." This modification would result in changes to p.33 of the plan and should read "Projects on STH 113 and North Sherman Avenue should follow the requirements that State funded projects accommodate all modes of transportation."
 These four amendments were approved on unanimous votes to amend the main motion recommending adoption of this plan. A fifth amendment, made by Basford and seconded by Sunquist, failed to be included in the main motion by the following vote: 1:7 (AYE: Basford, NO: Ald. Schumacher, Ald. Kerr, Ald. Cnare, Olson, Bowser, Gruber, and Sundquist; NON-VOTING: Boll and Pearson). That amendment was to include the additional text proposed by Michel Rewey stating "Consider changing the lane configuration on North Sherman Avenue south of Packers Avenue to three (3) lanes and two (2) bicycle lanes. The middle lane would be a two way left turn lane (TWTL) except at high volume intersections where it would be a dedicated left turn lane."
 

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

 Speaking in support of this item were Don Bruns, 220 Vista Road and Lydia Maurer, 1913 Shelley Lane.  
  
 Speaking in opposition of this item were Jim Carrier, 2301 Monterey Drive and Trish O'Kane, 2301 Monterey Drive.

**Zoning Map Amendments**

- 7. [13256](#) Creating Section 28.06(2)(a)3411. of the Madison General Ordinances rezoning property from R4 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3412. 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: Relocate existing 2-Unit Building, Construct Underground Parking and New 2-Unit; 6th Aldermanic District: 430-434 South Thornton Avenue, 1526 Jenifer Street and 430 Cantwell Court.

Items 7 and 8 were considered together. In the recommendation to Place this Item on File, the Plan Commission found that Planned Unit Development standards f(1) and f(4) were not met.

**A motion was made by Olson, seconded by Basford, to RECOMMEND TO COUNCIL TO PLACE ON FILE - RECESSED PUBLIC HEARING. The motion passed by the following vote:**

**Excused:** 2 -  
Michael G. Heifetz and Nan Fey

**Ayes:** 7 -  
Michael Schumacher; Lauren Cnare; Julia S. Kerr; Eric W. Sundquist; Judy K. Olson; Judy Bowser and Michael A. Basford

**Noes:** 1 -  
Tim Gruber

**Non Voting:** 2 -  
James C. Boll and Douglas J. Pearson

Speaking in support of this item was Mark Schmidt, W4114 Dakota Lane, Wautoma, WI, representing the applicant.

Speaking in opposition of this item were Burke O'Neal, 421 Cantwell Court; Rolf Rodefelf, 602 S. Thornton Avenue; Marianna Williams, 426 Cantwell Court; and Ald. Marsha Rummel, representing District 6.

Registered in support and available to answer questions was the applicant, Navin Jarugumilli (address not provided).

Registered in opposition and not wishing to speak were Frederick J. Johnson, 417 Cantwell Court; Beverly Bednar, 434 Cantwell Court, Unit C; and Amanda Werhane, 421 Cantwell Court.

- 8. [13259](#) **SUBSTITUTE** - Creating Section 28.06(2)(a)3413. of the Madison General Ordinances rezoning property from R4L Limited General Residence District and R4A Limited General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3414. 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: Relocated 2-Unit from South Thornton Avenue onto Vacant Property; 6th Aldermanic District: 1148 Jenifer Street.

Items 7 and 8 were considered together. In the recommendation to Place this Item on File, the Plan Commission found that Planned Unit Development standards f(1) and f(4) were not met.

**A motion was made by Olson, seconded by Basford, to RECOMMEND TO COUNCIL TO PLACE ON FILE - RECESSED PUBLIC HEARING. The motion**

passed by the following vote:

**Excused:** 2 -

Michael G. Heifetz and Nan Fey

**Ayes:** 7 -

Lauren Cnare; Julia S. Kerr; Eric W. Sundquist; Judy K. Olson; Judy Bowser; Michael A. Basford and Michael Schumacher

**Noes:** 1 -

Tim Gruber

**Non Voting:** 2 -

James C. Boll and Douglas J. Pearson

Agenda items 7 and 8 were considered together. Registrations are listed under agenda item 7.

9. [15519](#)

Creating Section 28.06(2)(a)3445. 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)3446. 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 a 66-Unit Senior Housing/RCAC facility, instead of 33 market-rate apartments as previously approved; 3rd Aldermanic District: 5801 Gemini Drive.

The motion passed unanimously.

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

There were no registrations on this item.

**Conditional Use/ Demolition Permits**

10. [16259](#)

Consideration of a conditional use for a construction shop in the C3 Highway Commercial District to allow construction of new physical plant shops for the University of Wisconsin at 30 North Mills Street. 8th Ald. Dist.

The Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained in the Plan Commission materials. The motion passed unanimously.

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

Speaking in support of this item was Gary Brown, 610 Walnut Street; representing the University of Wisconsin-Madison.

Registered in support and available to answer questions was Ryan Kraemer, Kraemer Brothers, 7399 Cedar Crest Drive; Dan Motl, UW System, 115 North Mills Street; and Dale Volkening, Strang Inc; all representing the applicant.

Registered in neither support nor opposition and not wishing to speak was Roger Charly, 8 North Charter Street.

11. [16260](#)

Consideration of a conditional use to allow temporary off-site parking for a veterinary clinic at 5119-5129 University Avenue. 19th Ald. Dist.

The Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained in the Plan Commission materials. The motion passed unanimously. The motion passed unanimously.

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

Registered in support and wishing to speak were David Knoll, 1615 Norman Way and William Whisenaut, 421 Merrill Crest Drive.

**BUSINESS BY MEMBERS**

None.

**COMMUNICATIONS**

None.

**SECRETARY'S REPORT**

Brad Murphy summarized the upcoming matters and noted a draft 2010 Plan Commission schedule was in the Plan Commission packets. Mr. Murphy suggested that additional zoning code discussions could be scheduled during the regularly scheduled meetings of November 2 and November 16. It was also noted that the zoning code text is being referred to other committees and commissions at the October 20 Common Council meeting. In response to a question from Ald. Schumacher, Mr. Murphy noted that the Water Utility would be contacted to determine whether they wish to provide comments on the draft zoning ordinance.

**Draft 2010 Plan Commission Schedule**

**Upcoming Matters - November 2, 2009**

- 1246-52 Williamson Street - R4/C2 to PUD-GDP-SIP & Demolition Permit to demolish gas station & single-family house to allow 31-unit apartment building w/ 2,400 square feet of retail
- 908 Lawrence Street - Conditional use to construct oversized accessory building
- 707 Post Road - Conditional use to establish a private ambulance service in an existing commercial building

**Upcoming Matters - November 16, 2009**

- 1802 Maplecrest Drive - R4 to PUD (GDP-SIP) to construct a 112-unit residential condominium development in 28 buildings

**ANNOUNCEMENTS**

None.

**ADJOURNMENT**

**A motion was made by Sundquist, seconded by Gruber, to Adjourn at 8:40 pm. The motion passed by voice vote/other.**