



City of Madison

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

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Monday, August 23, 2010

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 5 -

Nan Fey; Eric W. Sundquist; Michael A. Basford; Tim Gruber and Anna Andrzejewski

Excused: 6 -

Michael Schumacher; Lauren Cnare; Julia S. Kerr; Judy K. Olson; Michael G. Heifetz and Judy Bowser

Fey was chair for the meeting.

Staff Present: Kevin Firchow and Heather Stouder, Planning Division; and Mario Mendoza, Mayor's Office

MINUTES OF THE August 9, 2010 MEETING

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

SCHEDULE OF MEETINGS

- Regular Meetings: September 20 and October 4, 18, 2010

- Zoning Code Rewrite Special Meeting: August 30, 2010 (Room 300, Madison Municipal Building)
An update and discussion on concepts for the Greater West Mifflin Street Area within the Downtown Plan will also be taken up at this meeting.

- Additional Zoning Code Rewrite Special meetings were scheduled for September 29, October 25, and October 26, 2010

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/Subdivision

1. [19201](#) Creating Section 28.06(2)(a)3491 of the Madison General Ordinances rezoning property from OR Office Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3492 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 Former University Health Services to Construct Phase 1 of Wisconsin Energy Institute; 5th Aldermanic District; 1552 University Avenue.

The Plan Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- That the resulting noise generated from this building be at or below the baseline sound level.
- That the air stacks above the building be no higher than 16 feet above the top of the roof.
- That the UDC recommended conditions of approval be incorporated as part of the Plan Commission's recommendation.

The motion passed voice vote/ other.

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

Speaking in support of this item were the applicant, Gary Brown, University of Wisconsin, 610 Walnut Street and Eric Lawson, Potter Lawson, 15 Ellis Potter Court representing the applicant. Also speaking in support were John Schlauffer, 1814 Kendall Avenue; Darsi Foss, 2533 Kendall Avenue, representing the Regent Neighborhood Association; and Ald. Shiva Bidar-Sielaff, 2704 Kendall Avenue, representing District 5.

Registered in support and available to answer questions were James Morevec, Potter Lawson, 15 Ellis Potter Court, representing the applicant and John Rakoccy.

Registered in support and not wishing to speak was Rob Weise, 911 Ludsay Court, Cottage Grove.

2. [19361](#)

Creating Section 28.06(2)(a)3493. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD (GDP) Planned Unit Development (General Development Plan) and creating Section 28.06(2)(a)3494. 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: Construct 96-Unit Apartment Complex Adjacent to New Target at Hilldale; 11th Aldermanic District: 709 North Segoe Road and 750 Hilldale Way.

The Plan Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

Speaking in support of this item was J. Randy Bruce, Knothe Bruce Architects, 7601 University Avenue Suite 201, Middleton, representing the applicant, Rich Arnesen, Stone House Development, 114 Nautilus Drive, and Ald. Chris Schmidt, 4210 Odana Road, representing District 11. Mr. Arnesen was registered in support and available to answer questions.

3. [19362](#)

Creating Section 28.06(2)(a)3495. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to R1 Single-Family Residence District and creating Section 28.06(2)(a)3496. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to R2T Single-Family Residence District and creating Section 28.06(2)(a)3497. of the Madison General Ordinances

rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) to R5 General Residence District. Proposed Use: 20 Residential Lots and 1 Outlot; 1st Aldermanic District: 9401 Mid Town Road.

The Plan Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

4. [19482](#)

Approving the preliminary plat and final plat of First Addition to Hawks Ridge Estates located at 9401 Mid Town Road. 1st Ald. Dist.

The Plan Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

A motion was made by Basford, 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.

Registered in support and available to answer questions on Items 3 & 4 was the applicant, Tim McKenzie, 4285 Blackstone Court; Middleton.

Conditional Use/ Demolition Permits

5. [19483](#)

Consideration of a conditional use to allow construction of a 50-unit apartment project at 2417 Cypress Way. 14th 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 Gruber, seconded by Sundquist, to Approve. The motion passed by voice vote/other.

Registered in support and available to answer questions were the applicant, Dan Fitzgerald, Horizon Development, 5201 East Terrace Drive, Suite 300 and Jim Gersich, Dimension IV, 6515 Grand Teton Plaza #120, representing the applicant.

6. [19484](#)

Consideration of a conditional use for an automobile storage yard at 710 Ruskin Street. 12th 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 with the following amendments:

- That any individual vehicle may remain in the automobile storage yard for a maximum of 61 days.
- That the applicant shall submit a management plan for staff review and approval included but not limited to the inspection of vehicles for leaks and the containment of leaking fluids.

A motion was made by Gruber, seconded by Sundquist, to Approve. The motion passed by voice vote/other.

Registered in support and available to answer questions was the applicant, Todd Menzel, 868 Progress Way.

Speaking in opposition were Brenda Klecker, 703 Ruskin Street and Kelly Olson, representing the Hartmeyer Ice Arena.

7. [19485](#)

Consideration of a demolition permit and conditional use to allow a single-family residence to be razed and a new residence and boathouse to be constructed on a lakefront lot at 4942 Lake Mendota Drive. 19th 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 Sundquist, seconded by Gruber, to Approve. The motion passed by voice vote/other.

Registered in support and available to answer questions was Daniel Wanke, Capital Builders Inc, 6400 Gisholt Drive, representing the applicants, Herman Baumann and Kay Schwichtenberg.

8. [19486](#) Consideration of a demolition permit to allow two single-family residences at 4638 and 4706 Femrite Drive to be razed to create open space for an existing warehousing and distribution facility. 16th 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 Sundquist, seconded by Gruber, to Approve. The motion passed by voice vote/other.

Registered in support and available to answer questions was Mike Lawton, 740 Regent Street, representing the applicant, Certco Inc. Also registered in support and available to answer questions was Ald. Judy Compton, 6030 Fairfax Lane, representing District 16.

Registered in neither support nor opposition and available to answer questions was Greg Newbauer, 4710-4702 Femrite Drive.

Detachment from City

9. [19333](#) Petition received in the Madison City Clerk's Office July 15, 2010, from Amy Alsmo regarding detachment from the City of Madison to the Village of McFarland.

The Plan Commission recommended that the Common Council accept the Petition. The motion passed by voice vote/ other.

A motion was made by Sundquist, seconded by Gruber, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER - ACCEPT THE PETITION. The motion passed by voice vote/other.

10. [19363](#) Creating Section 15.01(574) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" detaching from the Sixteenth Aldermanic District the Alsmo property and amending Section 15.02(1) of the Madison General Ordinances to remove the detached property from Ward 1.

The Plan Commission recommended approval of the ordinance. The motion passed by voice vote/ other.

A motion was made by Sundquist, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Registered in support of Items 15 & 16 and available to answer questions was Ald. Judy Compton, 6030 Fairfax Lane, representing District 16.

BUSINESS BY MEMBERS

Chair Fey noted that the Plan Commission will review the ongoing issues memorandum and begin working on the Memorandum 2, the "Blue" memorandum, at the August 30, 2010 special meeting.

COMMUNICATIONS

Mr. Gruber noted the receipt of an email from David Sparer. He noted he did not provide a response to Mr. Sparer indicating his preference to discuss this item at the upcoming scheduled meeting regarding cooperative housing.

SECRETARY'S REPORT

Kevin Firchow summarized the upcoming matters.

Upcoming Matters - September 20, 2010

- 5105-5117 University Avenue & 602-710 North Whitney Way - Demolition permit and C3 to PUD-GDP for future construction of mixed-use/ employment development
- 750 Hilldale Way - Final Plat of Hilldale Hurrah creating 1 commercial lot (Target) and 1 residential lot (Stone House)
- 1725 Fritz Avenue - Demolition permit to demolish single-family residence with no proposed alternative use
- 2000 Observatory Drive - Conditional use to construct new UW lakefront dormitory and food service facility
- 5454 Lake Mendota Drive - Conditional use to construct addition to single-family residence in excess of 500 square feet on lakefront lot
- 2801 Atwood Avenue (Tentative) - Conditional use alteration to remove/modify 2006 Plan Commission condition prohibiting alcohol sale at gas station/ convenience store

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Basford, seconded by Gruber, to Adjourn at 7:14 p.m.
The motion passed by voice vote/other.**