



# City of Madison

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

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Monday, September 20, 2010

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 -

Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; Michael G. Heifetz;  
Judy Bowser; Michael A. Basford; Tim Gruber and Anna Andrzejewski

**Excused:** 2 -

Michael Schumacher and Eric W. Sundquist

Fey was chair for this meeting. Heifetz arrived at 6:40 prior to consideration of the public hearing items.

Staff present: Brad Murphy & Tim Parks, Planning Division, and Mario Mendoza, Mayor's Office.

### MINUTES OF THE August 23, 2010 MEETING

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

### SCHEDULE OF MEETINGS

- Regular Meetings: October 4, 18 and November 8, 22, 2010

- Zoning Code Rewrite Special Meetings: September 29 and October 6, 25, 26, 2010

### ROUTINE BUSINESS

1. [19793](#) Accepting an Offer to Purchase from Sara Herpolsheimer and Donald Kidd for a portion of the City-owned public walkway parcel located at 1313 Troy Drive.

**A motion was made by Kerr, 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.**

The minutes continue on the next page >>

2. [19794](#) Authorizing the Common Council to accept ownership from Rolling Meadows Neighborhood Association of a neighborhood entrance sign and decorative landscaping to be located in the public right-of-way of Acewood Boulevard, near the intersection of Cottage Grove Road.

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

### **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 Amendment**

3. [19379](#) Creating Section 28.06(2)(a)3498. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: General Development Plan to Allow Future Construction of Mixed-Use Development; 19th Aldermanic District: 5105-5117 University Avenue and 610-702 North Whitney Way.

The Plan Commission recommended referral of this matter to October 19, 2010 pending a recommendation by the Urban Design Commission. The motion passed by voice vote/ other.

**A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 10/19/2010. The motion passed by voice vote/other.**

### **Subdivision**

4. [19903](#) Approving the final plat of Hilldale Hurrah located at 750 Hilldale Way (at University Avenue). 11th 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 Heifetz, seconded by Kerr, to RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS UNDER SUSPENSION OF RULES 2.04, 2.24, & 2.25 - REPORT OF OFFICER: subject to the comments and conditions contained in the Plan Commission materials . The motion passed by voice vote/other.**

Registered in support of the proposed final plat and available to answer questions was Francis Thousand, Arnold & O'Sheridan, Inc.; 1111 Deming Way, Suite 200 representing the applicant, Target Corporation; 1000 Nicolet Mall; Minneapolis, Minnesota.

### **Conditional Use/ Demolition Permits**

5. [19904](#) Consideration of a demolition permit to allow a single-family residence to be razed with no proposed alternative use at 1725 Fritz Avenue. 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 Bowser, seconded by Gruber, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were the applicants, Dean & Kim Hellenbrand, 5330 Ripp Road, Middleton.

6. [19905](#)

Consideration of a conditional use for a building over three stories or 40 feet of height at the University of Wisconsin to allow construction of a student residence hall and food service facility at 2000 Observatory Drive. 5th 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 Kerr, seconded by Olson, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions were: Gary Brown, University of Wisconsin-Madison, 610 Walnut Street, the applicant; Jim Brown, 644 Pickford Street, representing the University, and; Mike Kinderman, University of Wisconsin-Madison Housing Services, 1620 Kronshage Drive.

7. [19906](#)

Consideration of a major alteration to an existing conditional use to allow construction of an addition to a single-family residence in excess of 500 square feet and modifications to an existing boathouse on a lakefront lot at 5454 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 Basford, seconded by Heifetz, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions was Mark M. Wohlferd, 3207 Glacier Ridge Road, Middleton, representing the applicants, Rick & Carol Skorupan, 5454 Lake Mendota Drive.

8. [19907](#)

Consideration of a major alteration to an approved conditional use for an automobile service station/ convenience store at 2801 Atwood Avenue, 6th Ald. Dist., to remove or modify a condition of approval prohibiting the sale of alcohol.

The Plan Commission found that the conditional standards could not be met and placed the applicant's request on file.

The Commission specifically noted that standard #1, that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare, and standard #3, that the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use, could not be met.

The motion passed by voice vote/ other.

**A motion was made by Olson, seconded by Kerr, to Place On File. The motion passed by voice vote/other.**

Speaking in support of the request were the applicant, Ramesh K. Chhabra, 2801 Atwood Avenue, and Buck Trawicky, 2330 Willard Avenue.

Speaking in opposition to the request were Mark McFadden, 513 Elmside Boulevard, representing the Schenk-Atwood-Starkweather-Yahara Neighborhood Association, and Vicky Hestad, 2726 Center Avenue.

## BUSINESS BY MEMBERS

There was no business by members.

## COMMUNICATIONS

- Communication dated August 30, 2010 from Linda Lehnertz to Nan Fey regarding a proposed driveway onto Jenifer Street to serve the Willy Street Co-op at 1221 Williamson Street. Brad Murphy noted that staff was finalizing a memo updating the Plan Commission on this issue. He also noted that the Traffic Engineering Division has already approved the co-op's driveway permit. Michael Basford requested that a copy of the staff memo be provided to the East Isthmus Neighborhoods Planning Council when it is finalized.

- Tim Gruber noted that he received an e-mail from David Sparer regarding co-ops in the new Zoning Code and that he copied Brad Murphy on his response.

## SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters for the Plan Commission.

### Upcoming Matters - October 4, 2010

- Text amendment to allow adult daycare facilities in O-1 zoning district
- Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report
- 6901 Old Sauk Court - Temp R1 to R1 to grant permanent zoning to allow remodeling and addition of existing house
- 5404 Lake Mendota Drive - Demolish single-family residence and construct new single-family residence on lakefront lot
- 660 West Washington Avenue - PUD-SIP Alteration to create an outdoor eating area for a restaurant
- (Tentative) Discussion on review of and potential revisions to the Comprehensive Plan
- Zoning Code Rewrite Co-op discussion (referred to this meeting on August 4, 2010; this matter will likely be referred at the October 4 regular meeting to the October 6 Zoning Code Rewrite special meeting)

### Upcoming Matters - October 18, 2010

- 2329-2347 Allied Drive, 4711 Jenewein Road & 2320 Revival Ridge - Amended PUD-GDP-SIP for Phase 2 of Allied Drive redevelopment to allow construction of 20 single-family residences and 5 two-family residences
- 9401 Mid Town Road - Conditional use for a planned residential development to allow construction of 64 apartments in 4 buildings
- 1384 Williamson Street - Demolition permit to demolish single-family residence to create storage/display yard for adjacent hardware store

## ANNOUNCEMENTS

Nan Fey noted that Ald. Michael Schumacher was resigning from the Plan Commission for business and personal reasons.

## ADJOURNMENT

**A motion was made by Olson, seconded by Kerr, to Adjourn at 6:40p.m. The motion passed by voice vote/other.**