



City of Madison

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

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Monday, April 6, 2009

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 10 -

Tim Gruber; Lauren Cnare; Julia S. Kerr; Nan Fey; Eric W. Sundquist;
James C. Boll; Judy Bowser; Michael A. Basford; Beth A. Whitaker and
Michael G. Heifetz

Excused: 1 -

Judy K. Olson

Fey was chair for this meeting.

Ald. Cnare and Basford arrived during the approval of the prior meeting's minutes and prior to the discussion on item #1.

Staff Present: Brad Murphy & Tim Parks, Planning Division; Matt Tucker, Zoning Administrator;
Greg Fries, City Engineering Division, and; Mario Mendoza, Mayor's Office.

MINUTES OF THE March 23, 2009 MEETING

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

SCHEDULE OF MEETINGS

April 20 and May 14, 18, 2009

Nan Fey also noted the next Zoning Code Re-Write Advisory Committee meeting is April 28, 2009

UNFINISHED BUSINESS

Zoning Text Amendment

1. [12392](#) Amending Section 28.03(2) to add a definition of demolition and creating Section 28.12(12)(d)2. of the Madison General Ordinances to add an exemption for demolition permits.

The Plan Commission recommended approval of an ALTERNATE version of the zoning text amendment ordinance with the following proposed definition and revisions:

- That the definition be revised to read as follows: "Demolition. Demolition is an act or process that (a) removes, pulls down, tears down, razes, deconstructs or destroys an existing building wall facing a public street or (b), during any ten (10) year period, removes, pulls down, tears down, razes, deconstructs or destroys fifty percent (50%) or more of the area of the exterior walls of a building. This provision does not apply to the repair or replacement of windows, doors or siding."

Members of the Plan Commission clarified that the intent of provision (a) was intended to apply to the entire wall facing a public street.

The Plan Commission also recommended that the pre-application requirement to notify the registry of persons to receive notice of proposed demolitions or removals be revised to include a provision that allows the notice to be reduced to not less than 10 business days per the approval of the district alder, president of the neighborhood association and Director of the Department of Planning and Community and Economic Development or his/her designee.

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

Speaking neither in support nor opposition to the proposed zoning text amendment was Ledell Zellers, 510 N. Carroll Street.

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

2. [13256](#) SUBSTITUTE - 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 433 Cantwell Court.

This matter was referred pending a recommendation by the Urban Design Commission

A motion was made by Cnare, seconded by Boll, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

3. [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.

This matter was referred pending a recommendation by the Urban Design Commission

A motion was made by Cnare, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

- 4. [13780](#) Creating Section 28.06(2)(a)3420. of the Madison General Ordinances rezoning property from R4 General Residence District, R6 General Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3421. 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: Meriter Hospital Campus Master Plan GDP/Existing Conditions and Small Project SIP; 13th Aldermanic District: 202 South Park Street.

This matter was referred to April 20, 2009 pending an advisory recommendation by the Landmarks Commission

A motion was made by Basford, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 4/20/2009. The motion passed by voice vote/other.

Subdivision

- 5. [14250](#) Approving the revised preliminary and final plat of The American Center Plat, Eastpark First Addition located at 4901 Eastpark Boulevard. 17th Ald. Dist.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials

A motion was made by Cnare, seconded by Bowser, 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 of the subdivision plat and available to answer questions were the applicants, Richard Wilberg and Mike Reilly, American Family Insurance, 6000 American Parkway.

Land Division

- 6. [14245](#) Approving Certified Survey Map of the Roger and Nancy Greenwald property located at 6234 South Highlands Avenue, creating a deep residential lot. 19th Ald. Dist.

The Plan Commission referred this matter to the June 1, 2009 meeting to allow the applicants to have a meeting with the district alder and neighbors to discuss the proposed land division and to provide the Commission with additional information on tree preservation and future home construction on proposed Lot 1.

A motion was made by Cnare, seconded by Kerr, to Rerefer to the PLAN COMMISSION, due back on 6/1/2009. The motion passed by the following vote:

- Excused:** 1 -
Judy K. Olson
- Ayes:** 5 -
Lauren Cnare; Julia S. Kerr; Judy Bowser; Beth A. Whitaker and Nan Fey
- Noes:** 4 -
Tim Gruber; Eric W. Sundquist; James C. Boll and Michael A. Basford
- Non Voting:** 1 -
Michael G. Heifetz

Speaking in support of the proposed land division were the applicants, Roger & Nancy Greenwald, 6234 S. Highlands Avenue.

Speaking in opposition to the proposed land division were: Samuel Gibbels, 6237 S. Highlands Avenue; Inge & Francis Bretherton, 6241 S. Highlands Avenue; Barb Levinger, 6245 S. Highlands Avenue; Jack Walker, 1006 Willow Lane; Amadeo Greco, 6240 S. Highlands Avenue; Lori Grant, 1034 Hillside Avenue, and; Ald. Mark Clear, 110 Shiloh Drive, representing the 19th District.

Registered in opposition but not wishing to speak were Nancy Mead, 6010 S. Highlands Avenue and Phil & Dale Grimm, 1026 Hillside Avenue.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

Brad Murphy provided a summary of upcoming Plan Commission matters.

Upcoming Matters - April 20, 2009

- Downtown Plan Update
- Urban Design District #1 Expansion
- Citywide Reduction in Vehicle-Miles Traveled (VMT) resolution (ID 13815)
- 8002 Watts Road - PUD-SIP to Amended PUD-SIP to construct 4,500 square-foot office building
- 9502-9602 Silicon Prairie Parkway - RPSM to RDC with master plan for future office development
- 9414 Silicon Prairie Parkway - A to RDC; Preliminary & Final Plats of Silicon Prairie Community Plat with master plan for future office development
- Gorham/Blair/Johnson Streets - R5 to PUD-GDP & PUD-SIP & Demolition Permit to demolish 11 houses, restore 8 houses, and construct 3 apartment buildings with 85 units
- 2117 South Stoughton Road - Conditional use for the operation of an automobile accessory store with automobile sales

Upcoming Matters - May 4, 2009

- 1900-16 East Washington Avenue - R5/C2 to PUD-GDP-SIP & Demolition Permit to demolish 4 buildings and construct mixed-use building with 26 condos and 11,700 sq ft of retail
- 2017-2021 Van Hise Avenue - Certified Survey Map Referral to divide single-family parcel in University Heights local Historic District into 2 lots
- 5109 West Terrace Drive - Conditional use for an outdoor eating area at Holiday Inn
- 5714 Old Sauk Road - Demolish single-family residence and construct new residence
- 5324 Lake Mendota Drive - Conditional use for an addition and renovation of existing single-family residence on lakefront lot
- 2101-2115 East Springs Drive - Conditional use to construct 99,725 sq ft retail building with 2 pad sites for 26,500 sq ft of future retail

ANNOUNCEMENTS

Ald. Gruber noted that April 20, 2009 will be his last Plan Commission meeting, as he did not seek re-election to the Common Council. His term ends on April 21.

The Commission wished Mr. Sundquist a happy birthday.

ADJOURNMENT

**A motion was made by Sundquist, seconded by Kerr, to Adjourn at 7:30 p.m.
The motion passed by voice vote/other.**