



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, June 4, 2007

5:30 PM

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

ROLL CALL

Present: Tim Gruber, Lauren Cnare, Julia S. Kerr, Nan Fey, Judy Bowser, Michael A. Basford and Beth A. Whitaker

Excused: Brian W. Ohm, Sarah Davis, James C. Boll and Kelly A. Thompson-Frater

Fey was chair for the meeting.

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Kevin Firchow, Michael Waidelich & Tim Parks, Planning Division, and; Rebecca Cnare, Mayor's Office.

MINUTES OF THE May 21, 2007 MEETING

A motion was made by Bowser, seconded by Basford, to Approve the Minutes.
The motion passed by acclamation.

SCHEDULE OF MEETINGS

June 18, July 9, 23, and August 6, 2007

APPOINTMENTS

Plan Commission Appointments to the Long Range Transportation Planning Commission, Inclusionary Zoning Advisory Oversight Committee and TIF Policy Ad Hoc Committee

Michael Basford was appointed to serve as a Plan Commission representative to the Long Range Transportation Planning Commission, joining Judy Bowser. It was noted that a third Plan Commission representative to LRTPC was needed.

Judy Bowser was appointed to serve as a Plan Commission representative to the Inclusionary Zoning Advisory Oversight Committee.

Beth Whitaker expressed an interest in serving as Plan Commission representative to the TIF Policy Ad Hoc Committee, though that appointment will be made certain at an upcoming Plan Commission meeting.

Ald. Kerr expressed an interest in serving as Plan Commission representative to the Joint Southeast Campus Area Committee once Sarah Davis leaves the Commission.

Ald. Cnare expressed an interest in serving as Plan Commission representative to the Ad Hoc Committee to Explore Creation of an Office of Neighborhood Support.

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments

1. [05903](#) SUBSTITUTE - Creating Section 28.06(2)(a)3258. 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)3259. 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 Apartment Building & Build 64-Unit Apartment Building; 5th Aldermanic District: 1815 University Avenue.

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

 - That the requirement to provide off-street loading for this development is hereby waived.
 - That Condition #4 of the Traffic Engineering Division report be modified to have the applicant and Traffic Engineering staff work on a resolution to the vision triangle requirement.

In reviewing this matter, the Commission asked Traffic Engineering staff to discontinue using language referencing Inclusionary Zoning units in their standard residential parking permit condition (#1 in this report) for projects that do not have inclusionary dwelling units.

A motion was made by Kerr, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by acclamation.

Speaking in support of the project were: Patrick McGowan, Brown House, LLC, 202 W. Gorham Street, representing the applicant, Steve Brown, Steve Brown Apartments, 120 W. Gorham Street, who was also present to speak in support; Tim Wadlington, 2134 Kendall Avenue,; and Ald. Robbie Webber, 2613 Stevens Street, representing the 5th District.

Registered in support of the project and available to answer questions was Laurel Brown, Brown House, LLC, 202 W. Gorham Street, representing Mr. Brown.
2. [06129](#) Creating Section 28.06(2)(a)3268. 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)3269. 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 (Specific Implementation Plan) District. Proposed Use: Two Retail/Office Buildings; 9th Aldermanic District: 530 & 610 Junction Road.

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

 - That #11 in the list of staff-proposed permitted uses for this project be revised to read "Dry cleaning and laundry establishments provided that no cleaning or laundering occur

on premises."

The Plan Commission also inquired whether photography processing should be excluded from the list.

A motion was made by Basford, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by acclamation.

Speaking in support of the project were the applicant, Matt Stamborski, Outlook Development Group, S76 W17605 Janesville Road, Muskego and Scott McNab, 1 N. Bedford Street, representing the property owner, T Wall Properties.

Registered in support of the project and available to answer questions were Mike Michalski, Outlook Development Group, S76 W17605 Janesville Road, Muskego and Steven M. Esser 21675 Longview Drive, Waukesha.

Registered in support but not wishing to speak was Bernie Hendricks, 607 Samuel Drive.

Conditional Uses/ Demolition Permits

3. [06631](#) Consideration of a conditional use for an outdoor eating area to serve a brew pub located at 3698 Kinsman Boulevard. 17th Ald. Dist.
- The 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 Basford, to Approve. The motion passed by acclamation.**
- Registered in support of the request and available to answer questions was the applicant, Otto Dilba, Ale Asylum, 3698 Kinsman Boulevard.*
4. [06632](#) Consideration of a major alteration to an approved conditional use located at 1330 Regent Street and an alteration to an Planned Unit Development located at 10 North Orchard Street to allow expansion of a temporary outdoor eating area/beer garden for UW home football games. 5th Ald. Dist.
- The 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 conditions:*
- *That at least ten Dane County Sheriff's deputies be maintained on site throughout the operation of the beer garden.*
 - *That beer garden employees wear brightly colored vests [to aid in identifying the staff from the patrons]. The Plan Commission recommended that the color of the staff vests not be red.*
 - *That food be available throughout the operation of the beer garden.*
 - *That the beer garden operator hold meetings annually with beer garden staff and the assigned Dane County Sheriff's deputies prior to the beginning of each UW football season to discuss customer safety and service standards.*
- In approving the request, the Plan Commission clarified that it shall retain continuing jurisdiction for the entire temporary eating area/ beer garden, including that portion of the beer garden zoned PUD-SIP, for the purpose of resolving complaints against the approved beer garden as provided for in Section 28.12, MGO, as it pertains to conditional uses.*

A motion was made by Kerr, seconded by Gruber, to Approve. The motion passed by acclamation.

Speaking in support of the request were: Kelly Jordan, Jordan's Big Ten Pub, Inc., 1330 Regent Street, the applicant; Scott Toomey, 5313 Kuamme Lane; Lt. Jane Stoklasa, Madison Police Department, South District, and; Ald. Robbie Webber, 2613 Stevens Street, representing the 5th District.

Registered in support of the request and available to answer questions were Nathan O'Shaughnessy, 1107 Garfield Street #1, and John Welch, 911 Chandler Street, representing Jordan's Big Ten Pub.

Registered in support but not wishing to speak were Trevor Wilkinson, 1325 Randall Court #16 and Katelyn Herrera, 1325 Randall Court #2, both representing Jordan's Big Ten Pub.

5. **06633**

Consideration of a conditional use to allow construction of a four-unit townhouse at 6921 East Pass. 7th Ald. Dist.

The 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 Cnare, seconded by Bowser, to Approve. The motion passed by acclamation.

Registered in support of the project and available to answer questions was David Hull, 7206 Blue Maple Trail, representing the applicant, Christopher Homes, Inc.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

The Commission noted the receipt of communications from Michael Forster Rothbart and Michael Barrett.

SECRETARY'S REPORT

Brad Murphy noted the upcoming matters for the Plan Commission.

Upcoming Matters - June 18, 2007

- 702 North Midvale Boulevard - Preliminary/final plat of Hilldale
- Cherokee Annexations - From Town of Westport
- 120 East Wilson Street - Conditional use for outdoor eating area
- 5404 Raywood Avenue - Conditional use for outdoor eating area
- 6802 Odana Road - Conditional use for outdoor eating area
- 1004 Sherman Avenue - Conditional use for lakehouse addition
- 6026 Canyon Parkway - Conditional use for a PRD with 30 multi-family units
- East Washington Avenue Gateway Corridor Plan (Tentative)

Upcoming Matters - July 9, 2007

- 5939 Sharpsburg Drive - Amend PUD-GDP for future library
- 8001 Raymond Road - A to O2 for future Meriter clinic
- 119-125 North Butler Street - R6 to PUD-GDP for future apartment building
- 8210 Highview Drive - Amend PUD-GDP-SIP for 58-unit assisted living facility

- 4802 Sheboygan Avenue - Hill Farms redevelopment
- 733 Dominion Drive - Preliminary Plat creating 9 single-family lots, 1 school lot and 1 lot for future fire station
- 1501 Monroe Street - C2/C3 to PUD-GDP for 24-unit mixed-use building
- 2501 West Beltline Highway - Demolish buildings for new mixed-use development
- 602 Bear Claw Way - 8-unit townhouse
- 2425 Jeffy Trail - PRD, 30-unit condo development

ANNOUNCEMENTS

Brad Murphy introduced Kevin Firchow, a new planner in the Planning Division, to the Plan Commission.

ADJOURNMENT

**A motion was made by Basford, seconded by Bowser, to Adjourn at 7:45 P.M.
The motion passed by acclamation.**