



# City of Madison

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

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Monday, January 28, 2008

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 -

Tim Gruber; Lauren Cnare; Nan Fey; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

**Excused:** 1 -

Julia S. Kerr

Fey was chair for the meeting.

Staff present: Mark Olinger, Secretary; Brad Murphy, Linda Horvath & Kevin Firchow, Planning Division; Dan Rolfs, City Real Estate.

### MINUTES OF THE January 14, 2008 MEETING

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

### SCHEDULE OF MEETINGS

February 11, 25 and March 10, 24, 2008

### ROUTINE BUSINESS

1. [08784](#) Transferring a Water Utility parcel of land to City Engineering.

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

2. [08821](#) Accepting a 15-foot wide Public Sanitary Sewer Easement from the Cynthia M. Rogerson Trust, across property located at 2918 Waunona Way.

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

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**UNFINISHED BUSINESS**

3. [05532](#) Accepting the Final Report of the East Washington Capitol Gateway Plan Advisory Committee and adopting the East Washington Capitol Gateway Corridor Plan and Urban Design Guidelines as a supplement to the City of Madison Comprehensive Plan, and other City plans to be used to guide future land use and development within the East Washington Capitol Gateway Corridor.
- The Plan Commission recommended adoption of an alternate resolution which inserts a final “whereas” clause which reads as follows: “WHEREAS this plan was deemed to be inconsistent with some previously adopted neighborhood plans, as well as one presented in draft form, leading to the appointment of and charge to a subcommittee of the Plan Commission to reconcile those inconsistencies.”
- The Plan Commission also recommended an amendment to the first “RESOLVED” clause to read as follows: “NOW THEREFORE BE IT RESOLVED that the Common Council accepts the East Washington Capitol Gateway Corridor Plan Advisory Committee final report as amended by the Plan Commission Subcommittee, and hereby adopts the East Washington Capitol Gateway Corridor Plan and recommendations...”
- The main motion to adopt the plan included a recommendation that the final plan incorporate the following changes:
1. On Figure 14 “Future Land Use Definitions” a statement should be added which reads: “Encourage a mix of uses -- excluding residential-- uses with employment uses remaining the predominant use. Encourage uses that are complementary and allow for the use of shared parking.”
  2. On the 1500 Block, add an area designated as “18C” with a land use recommendation to read “Residential/employment (medium density residential).”
  3. Replace the building height ranges included in the plan on the maps and in relevant charts with a number of stories which shall represent the maximum height allowed on each block. The asterisk indicates the potential for additional stories if the project provides certain amenities as described in the Plan Commission Committee Capitol Gateway Corridor Plan minutes of December 10, 2007. Bonuses may be granted for three additional stories in areas designated with a 12-story maximum, two additional stories in areas with an 8-story maximum, and two additional stories in areas with a 6-story maximum.
  4. On the north side of the 1500 Block, the Plan Commission recommended a maximum façade height of 4-stories as recommended by the Emerson East Eken Park Neighborhood Plan.
  5. On page 28 in the Transportation Section the Plan Commission recommended the inclusion of a statement that indicates that the plan recommends that East Washington Avenue should not be widened any further.
  6. The plan should include a statement which recommends that no further barriers be created which would make it more difficult to extend Main Street through the Madison Metro property if Madison Metro were to ever move from its present location.

7. Replace the Transportation and Parking section starting on page 28 of the plan with the language recommended in the August 2, 2007 draft text.

**A motion was made by Bowser, seconded by Heifetz, to RECOMMEND TO COUNCIL TO ADOPT AS AN ALTERNATE - REPORT OF OFFICER. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions was David Waugh, 1213 East Mifflin Street.

4. [06761](#)

Adopting the Tenney-Lapham Neighborhood Plan as a supplement to the City of Madison Comprehensive Plan.

The Plan Commission recommended approval with the changes recommended by staff in the Planning Division correspondence of October 12 and 23, 2007, with the exception of staff Recommendation #2, which would not be included.

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

Speaking in support of the project was Patrick McDonnell, 441 N. Paterson Street, representing the Tenney-Lapham Neighborhood Association.

Registered in support of the project and available to answer questions was David Waugh, 1213 E. Mifflin Street.

## **PUBLIC HEARING-6:00 p.m.**

### **Zoning Map Amendments**

5. [08171](#)

Creating Section 28.06(2)(a)3330. of the Madison General Ordinances rezoning property from R6 General Residence District and C1 Limited Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Demolish 6 Buildings for Future Construction of a 70-Unit Apartment Building; 2nd Aldermanic District: 301 North Hamilton Street.

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

-That the building materials shown on the applicant's plans are not included in this approval. Materials will be approved during the review of the Specific Implementation Plan.

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

Speaking in support of the project was applicant Phil Hees, 12 N. Butler Street #607. Also speaking in support of the project and representing the applicant were Ed Freer, 145 E. Badger Road; David Kaul, 145 E. Badger Road; Bryan Fraser, 310 N. Butler Street #2; and Bill White, 2708 Lakeland Avenue. Also speaking in support of the project were Erik Paulson, 616 E. Dayton Street, representing the Neighborhood Steering Committee; and Erik Minton, 21 N. Butler Street.

Registered in support of the project and not speaking were Carol Crossan, 512 E. Main Street; Joe Alexander, 544 W. Main Street #401; Monica Hees, 12 N. Butler Street #607; and Tom Geier, 123 W. Washington Avenue.

Speaking in neither support nor opposition of the project was Ald. Brenda Konkel, 511 E. Mifflin, representing the 2nd District.

Registered in opposition and not wishing to speak was Ben Schmitt, 145 E. Johnson Street.

- 6. [06572](#) Creating Section 28.06(2)(a)3271. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Remove 1 House, Demolish 2 Houses and 3 Garages, and Build 4-Story Apartment Building; 2nd Aldermanic District: 119, 123 & 125 North Butler Street and 120 & 124 North Hancock Street.

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

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

- Excused:** 1 -  
  - Julia S. Kerr
- Ayes:** 5 -  
  - Tim Gruber; Lauren Cnare; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz
- Noes:** 3 -  
  - Judy K. Olson; James C. Boll and Judy Bowser
- Non Voting:** 1 -  
  - Nan Fey

Speaking in support of the project were James McFadden, 228 State Street; Charles V. Sweeney; Gary Tipler, 807 Jenifer Street; and Reese Fisher, 107 N. Hancock Street, all representing the applicant. Also speaking in support of the project were Eric Minton, 21 N. Butler Street; and Kim Elderbrook, 109 N. Hancock Street.

Registered in support and available to answer questions was the applicant, Cliff Fisher, 107 N. Hancock Street.

Registered in support and not wishing to speak were Tim O'Brien, 119 N. Butler Street #1; Carol Crossan, 512 E. Main Street; Steve Blosser, 123 N. Butler Street #2; Tom Geier, 123 W. Washington Avenue; David Williams, 411 N. Ingersoll Street; Luis Campos, 123 N. Butler Street; Jean Fisher, 107 N. Hancock Street; Blake Fisher, 107 N. Hancock Street; Dean R. Hepler, 114 N. Franklin Street #1; Mark J. Volkmann, 114 N. Franklin Street; Thomas I. Phoenix, 114 N. Franklin Street #1; Desirae Fisher, 107 N. Hancock Street; and Lou Ann Volkmann, 114 N. Franklin Street #1.

Speaking in neither support nor opposition was Bert Stitt, 120 S. Franklin Street, representing the applicant.

Speaking in opposition to the project were Taylor Foster, 309 N. Franklin Street; Eric Paulson, 616 E. Dayton Street #7; Gene Devitt, 28 E. Gilman Street; and Ald. Brenda Konkel, 511 E. Mifflin Street, representing the 2nd District.

Registering in opposition and not wishing to speak was Lynn Marie Anthony, 102 N. Franklin Street.

- 7. [08300](#) Creating Section 28.06(2)(a)3334. of the Madison General Ordinances rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Relocated House From North Butler Street; 2nd Aldermanic District: 520 East Johnson Street.

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

**A motion was made by Bowser, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by the following vote:**

**Excused:** 1 -

Julia S. Kerr

**Ayes:** 7 -

Tim Gruber; Lauren Cnare; Judy K. Olson; Judy Bowser; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

**Noes:** 1 -

James C. Boll

**Non Voting:** 1 -

Nan Fey

Speaking in support of the project was James McFadden, 228 State Street.

Registered in support and available to answer questions was the applicant, Cliff Fisher, 107 N. Hancock Street.

Registered in support and not wishing to speak were Tim O'Brien, 119 N. Butler Street #1; Carol Crossan, 512 E. Main Street; Steve Blosser, 123 N. Butler Street #2; Tom Geier, 123 W. Washington Avenue; and Luis Campos, 123 N. Butler Street.

Speaking in neither support nor opposition to the project was Ald. Brenda Konkel, 511 E. Mifflin Street, representing the 2nd District.

**Conditional Uses/ Demolition Permits**

- 8. [08907](#) Consideration of a conditional use to allow construction of a detached garage on a lakefront lot at 901 Lake Court. 13th 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 Basford, seconded by Gruber, to Approve. The motion passed by voice vote/other.**

Registered in support and available to answer questions was the applicant, Robert Luther, 901 Lake Court.

- 9. [08908](#) Consideration of a conditional use to allow construction of a detached garage on a lakefront lot at 2830 Waunona Way. 14th 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 Olson, seconded by Gruber, to Approve. The motion passed by voice vote/other.**

There were no registrants on this item.

## **BUSINESS BY MEMBERS**

Judy Bowser inquired as to whether there were different building standards for apartment and condominium buildings. She further inquired about City controls to monitor conversions from apartment units to condominium units to ensure inclusionary zoning requirements are met.

## **COMMUNICATIONS**

None.

## **SECRETARY'S REPORT**

Brad Murphy reviewed upcoming projects.

### **Upcoming Matters - February 11, 2008**

- Pumpkin Hollow Neighborhood Development Plan
- Cherokee Annexation - Fifth Addition Area
- 333 West Washington Avenue - PUD-GDP to PUD-SIP for Hyatt Place Hotel at Capitol West
- 1314 West Johnson Street - Demolish Randall tower Apartments for WID/MIR staging, future Union South
- 2421 South Stoughton Road - Conditional use for motorcycle/auto accessory sales
- 89 East Towne Mall - Conditional use for an addition to East Towne Mall for a new restaurant with outdoor eating area
- 5101 Unity Way - Conditional use for a planned residential development with 11 rental duplexes

### **Upcoming Matters - February 25, 2008**

- 702 North Midvale Boulevard - PUD-SIP to Amended PUD-GDP-SIP to replace 11-story residential/office building with 5-story office building
- 1301 University Avenue - PUD-GDP to PUD-SIP for WID/MIR specific implementation plan
- 5412 Lake Mendota Drive - Conditional use for a major alteration to existing single-family residence on a lakefront parcel
- (Tentative) Discussion with Cunningham Group regarding Zoning Code re-write

## **ANNOUNCEMENTS**

None.

## **ADJOURNMENT**

**A motion was made by Boll, seconded by Bowser, to Adjourn at 9:15 pm. The motion passed by voice vote/other.**