



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

*This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

---

Monday, May 2, 2011

5:30 PM

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

---

### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:35 p.m.

**Present:** 8 -

Steve King; Marsha A. Rummel; Chris Schmidt; Nan Fey; Eric W. Sundquist; Michael G. Heifetz; Tim Gruber and Anna Andrzejewski

**Excused:** 2 -

Judy K. Olson and Michael A. Basford

Fey was chair for the meeting.

Staff present: Steve Cover, Secretary; Brad Murphy, Michael Waidelich & Tim Parks, Planning Division; Karl Van Lith, Office of Organizational Development & Training, and; Jeanne Hoffman, City Engineering Division.

### PUBLIC COMMENT

There were no registrants for public comment.

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals under this item.

### MINUTES OF THE April 11, 2011 MEETING

The Plan Commission approved the April 11, 2011 meeting minutes noting the need to revise registrant names in items #10 and 12.

The minutes were revised by staff accordingly.

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

### SCHEDULE OF MEETINGS

May 16 and June 6 and 20, 2011

### NEW BUSINESS

1. [21481](#) To approve the Madison Sustainability Plan.

The Plan Commission recommended approval of the draft plan with the following revision:

- That the recommendations that all stormwater runoff from building sites be captured on-site be removed.
- That the Sustainable Design and Energy Committee consider the recommendations and comments contained in the Planning Division staff memo.

Members of the Plan Commission also offered the following comments for consideration by the

Sustainable Design and Energy Committee:

Fey:

- In the Natural Systems section, Goals #3 and 7: Use recommendations in Si Widstrand's correspondence to conform those two goals.
- Same section, Goal #4 regarding zoning should be removed.
- Same section, Goal #6 should use recommendations in Si Widstrand's correspondence to add to that goal.
- Planning & Design section, suggest that plan recommend using the existing staff inventory of underdeveloped lands
- In the same section, recommend that community gardens be established where possible or appropriate.
- In Carbon & Energy section, provide more rationale for some of the recommendations in this section.

Rummel:

- Are we building our neighborhoods on the edge in an urban fashion or in a suburban fashion? We need evaluate development patterns and the importance of connectivity.
- Need to include a recommendation to review our existing neighborhood plans frequently, which she feels would be sustainable.
- The edge of the City needs more density.
- Need to define "zero net energy."
- Need to address the air quality impacts of the materials burned in people's yards.
- Include a recommendation to create a process to help identify and entitle community garden sites around the City.

Andrezjewski:

- Questioned why the 1/2-mile radius was chosen on Page 17; was that distance realistic?
- Give thought to overlap between recommendations in draft plan and the need for ordinance changes.
- Note that tax credit programs are already available to assist in rehabilitation of existing buildings.

Sundquist:

- Need to better define "sprawl growth" in plan.
- Recommendation to detain all stormwater runoff on site may be unrealistic and it may be detrimental to other recommendations for compact development.
- Include a recommendation that planners be much more involved in the transportation improvement project selection process.
- Include specific guidance for what issues the City should work with the State Dept. of Commerce on building codes on; pull together building code issues.

Gruber:

- Evaluate other programs for encouraging dense development and limiting sprawl beyond the transfer of development rights recommended in the draft.
- Not all new developments need a transportation demand management (TDM) plan.
- The threshold for TDMs should be lower for park use and street use permits.
- The Plan is great but it needs additional work.

**A motion was made by Sundquist, seconded by Gruber, to Return to Lead with the Recommendation for Approval. Sent to the SUSTAINABLE DESIGN AND ENERGY COMMITTEE. The motion passed by voice vote/other.**

Karl Van Lith, Sherrie Gruder and Jeanne Hoffman attended to present the Madison Sustainability Plan and to address Plan Commission comments and questions.

## ROUTINE BUSINESS

2. [21985](#) Authorizing the execution of an Underground Utility Easement and Easement Release to Madison Gas and Electric Company across a portion of Cherokee Marsh North located 6098 North Sherman Avenue.

**A motion was made by Gruber, seconded by Heifetz, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF PARK**

**COMMISSIONERS. The motion passed by voice vote/other.**

3. [22077](#) Determining a Public Purpose and necessity and adopting a Relocation Order for the acquisition of Plat of land interests from two town of Middleton properties owned by Keleny Land Company, LLC and Jovanovic Investments Limited Partnership (Svetlana Taylor - Registered Agent) required for the construction and maintenance of public sanitary sewer interceptor and lift station improvements for the Lower Badger Mill Creek Interceptor Sewer Segment No. 3 from Mid Town Road to County Trunk Highway S (Mineral Point Road). (1st and 9th ADs)

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

4. [22114](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Daniel Kaltenberg for the City-owned parcel located at 5898 North Sherman Avenue, being a part of Cherokee Marsh Conservation Park.

**A motion was made by Heifetz, seconded by Gruber, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**

5. [22117](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Joshua Miller for approximately 24 acres within Door Creek Park.

**A motion was made by Gruber, seconded by Andrzejewski, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**

6. [22122](#) Authorizing the execution of an Underground Telecommunications Easement to Wisconsin Bell d/b/a AT&T Corp. across a portion of a City-owned Stormwater Utility parcel located at 7074 Reston Heights Drive.

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

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

**The public hearing began at 6:20 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

7. [21732](#) Creating Section 28.06(2)(a)3528. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3529. 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 office building to allow construction of 64 apartment units in two buildings; 20th Aldermanic District; 677 South Segoe Road.

The Plan Commission recommended re-referral of this matter at the request of the applicant.

**A motion was made by Heifetz, seconded by Andrzejewski, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING. Sent to the PLAN COMMISSION. The motion passed by voice vote/other.**

There were no registrants on this item.

8. [21733](#) Creating Section 28.06(2)(a)3526. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3527. 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 two residential structures to allow construction of a mixed-use building with 18 apartment units and 4,400 square feet of first floor commercial space; 13th Aldermanic District; 1907-1911 Monroe Street.

The Plan Commission Recommends to Council to re-refer to the Common Council meeting on June 7, 2011.

The Plan Commission recommended re-referral of this matter to its May 16, 2011 meeting at the request of the applicant.

**A motion was made by Gruber, seconded by Andrzejewski, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING. Sent to the PLAN COMMISSION. Due back on May 16, 2011. The motion passed by voice vote/other.**

There were no registrants on this item.

### Subdivision

9. [22217](#) Approving the final plat of Hawks Valley located at 2052 Woods Road. 1st Ald. Dist.

The Plan Commission recommended approval of the final plat subject to the comments and conditions contained in the Plan Commission materials.

**A motion was made by Heifetz, 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 of the project and available to answer questions were the applicant, Tony Heinrichs, Watermark JT, LLC, 702 N. High Point Road and Ron Klaas, D'Onofrio Kottke & Associates, 7530 Westward Way and Randy Davis, 7910 Bowman Road, Lodi, both representing the applicant.

**Conditional Use/ Demolition Permits**

10. [22218](#) Consideration of a conditional use for an addition and major exterior alteration in the C4 Central Commercial District to allow the renovation and expansion of the Central Library at 201 West Mifflin Street. 4th 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 Andrzejewski, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project and available to answer questions were: Eugene Post & Doug Hursh, Potter Lawson, Inc., 15 Ellis Potter Court; Tripp Widder, 20 N. Carroll Street; Bryan Cooper, City Engineering Division, Room 115, City-County Building, and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.
11. [22219](#) Consideration of a demolition permit and conditional use to allow an existing gas station/ convenience store to be demolished and a new gas station/ convenience store to be constructed at 4624 Monona Drive across from Monona Golf Course. 15th 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 Ald. Rummel, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the project were Kevin O'Brien, Stop-N-Go of Madison, 2734 Fish Hatchery Road, the applicant, and Brad Koning, Shulfer Architects, 1918 Parmenter Street, Suite 2, Middleton, representing the applicant.
12. [22220](#) Consideration of a major alteration to an approved conditional use to allow the addition of an outdoor recreation area for a restaurant/ tavern at 232 East Olin Avenue. 13th 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 Ald. Rummel, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions were Ron Lamberty, 208 Patrick Avenue and Mike Klinkhammer, 132 E. Wilson Street, both representing the applicant, The Coliseum Bar, 232 E. Olin Avenue.
13. [22221](#) Consideration of a conditional use to allow mechanical equipment for a beauty salon home occupation at 2810 Maple View Drive. 7th 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 Ald. King, seconded by Heifetz, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions were Melyssa Schroedl, 4342 Lilac Lane, the applicant, and Anthony Hook, 4342 Lilac Lane.
14. [22222](#) Consideration of a conditional use to convert a two-family residence into a three-family residence at 202 North Brearly Street. 2nd 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 Andrzejewski, seconded by Gruber, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were Cindy Sullivan, 3981 Sauk Court, Middleton, the applicant, and John Sutton, 104 King Street, representing the applicant.

- 15. [22223](#) Consideration of a conditional use to allow construction of a Water Utility booster station at 2906 Traceway Drive in Aldo Leopold Park. 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 Ald. Rummel, seconded by Sundquist, to Approve. The motion passed by voice vote/other.**

Speaking in support of the project was Andy Mullendore, Strand Associates, Inc., 910 W. Wingra Drive, representing the applicant, the Madison Water Utility.

Speaking neither in support nor opposition to the project was Erv Bendorf, 2520 Greenway View.

Registered in support and available to answer questions was Alan Larson, Madison Water Utility, 119 E. Olin Avenue.

- 16. [22224](#) Consideration of a major alteration to an approved conditional use to allow the addition of an outdoor recreation for a restaurant/ tavern at 322 West Johnson Street. 4th 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 Heifetz, seconded by Sundquist, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were Adam Mais, Logan's Madtown, LLC, 322 W. Johnson Street, the applicant, and Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

**Land Division**

- 17. [22225](#) Consideration of a Certified Survey Map within the City's extraterritorial jurisdiction creating one lot at 3310 CTH AB, Town of Cottage Grove.

The Plan Commission found that the criteria for extraterritorial land divisions were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions was the applicant, Larry Skaar, 4374 Secretariat Court, Cottage Grove.

**Zoning Text Amendments**

- 18. [21646](#) Amending all zoning districts in the Madison General Ordinances to allow bicycle-sharing facilities.

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

There were no registrants on this item.

**Subdivision Regulations Text Amendments**

- 19. [22104](#) Amending Secs. 16.23(3)(a)2.b., 16.23(3)(c), 16.23(5)(d), 16.23(6)(b)1., 16.23(6)(c), 16.23(9)(c)2. and 16.23(9)(c)3. of the Madison General

Ordinances to remove land use as a factor when considering approval of a land division in the City's extra-territorial plat approval jurisdiction and to change land division approval requirements.

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

20. [22105](#) Creating new Sec. 16.23(3)(f)5. and renumbering current Sec. 16.23(3)(f)5. to 6. of the Madison General Ordinances to add an exception for land division regulation for certain land divisions regulated by Cooperative Plans.

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

There were no registrants on items #19 and 20.

### Comprehensive Plan Amendments

21. [22283](#) A Plan Commission resolution recommending adoption of amendments to the Generalized Future Land Use Plan maps in the City of Madison Comprehensive Plan.

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

22. [21853](#) Adopting amendments to the Generalized Future Land Use Plan maps in the City of Madison Comprehensive Plan.

The Plan Commission recommended approval of the proposed map amendments included with the ordinance. 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.**

There were no registrants on items #21 and 22.

### BUSINESS BY MEMBERS

There was no business by members.

### COMMUNICATIONS

The Commission was provided correspondence from Bill White and Ald. Steve King regarding a potential Track 2 Comprehensive Plan Generalized Land Use Map amendment on the east side of Maple Grove Drive south of Nesbitt Road.

### SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission matters.

**Upcoming Matters - May 16, 2011**

- Plan Commission appointments to the Zoning Code Re-Write Advisory Committee, Pedestrian/Bicycle/ Motor Vehicle Commission, and State Street Design Project Oversight Committee
- Update on Track 2 Comprehensive Plan map amendment requests
- 1,000 Oaks PUD-GDP time extension
- 3030 City View Drive - R4 to RPSM & Demolition Permit to demolish nursing home to create land for future development
- 434-454 West Johnson Street - R6 & C2 to PUD-GDP-SIP & Demolition Permit to demolish 4 residential buildings and 1 commercial building to allow construction of a 194-room hotel with 3,000 square feet of first floor retail space
- 9861 Blackhawk Road - Extraterritorial Certified Survey Map to create 2 lots in the Town of Middleton
- 55 South Gammon Road - Conditional Use to establish farmers market in Lussier Community Education Center parking lot
- 4002 Kipp Street - Conditional Use alteration to expand existing waste transfer facility/truck terminal
- 923 Williamson Street - Conditional Use to construct an outdoor eating area for a restaurant
- 401 Woodward Drive - Conditional Use & Demolition Permit to demolish a single-family residence and construct a new residence on a lakefront lot
- 1702 Wright Street - Conditional Use alteration to construct Allied Health education facility at Madison College
- 3201 Anderson Street - Conditional Use alteration to expand existing surface parking lot serving Madison College (adjacent to athletic fields)
- 3550 Anderson Street & 1835 Wright Street - Conditional Use alteration to construct Gateway building and Transportation & Advanced Sustainable Manufacturing (Ingenuity) Center additions to main Madison College building and north parking lot addition
- 902 Lawrence Street - Conditional Use & Demolition Permit to demolish a single-family residence and construct a new residence on a lakefront lot
- 4325 Lien Road - Conditional alteration to construct outdoor recreation area for restaurant/ tavern

**Upcoming Matters - June 6, 2011**

- 3863 Clover Lane - Continuing jurisdiction hearing
- 401 N. Pleasant View Road - Amended PUD-GDP & PUD-SIP to amend Attic Angels Prairie Point GDP to increase density of 2 multi-family lots along Elderberry Road and approve an SIP for 13 townhouse units in 3 buildings
- 2146 & 2202 E. Johnson Street - C3 to C1- Plan Commission-initiated downzoning to reflect adopted neighborhood plan
- 2829 Prairie Road - Demolition Permit & Conditional Use to demolish fire-damaged water tower to allow construction of replacement tower
- 515 S. Gammon Road (Tentative) - Demolition Permit to demolish a vacant restaurant and allow construction of a multi-tenant retail building
- 2310 Pennsylvania Avenue - Conditional Use to allow automobile sales at an auto repair business in M1 zoning
- 2607 Monroe Street & 2628 Arbor Drive - PUD-SIP Alteration to construct previously approved 45-unit condominium building as a 24-unit apartment building and separate 21-unit condominium building

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Heifetz, seconded by Sundquist, to Adjourn at 7:15 p.m.  
The motion passed by voice vote/other.**