



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, May 1, 2006

5:30 PM

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

ROLL CALL

Fey was chair for this meeting. Forster Rothbart left following consideration of Item #6.

Present: Brenda K. Konkol, Lauren Cnare, Kenneth Golden, Nan Fey, Sarah Davis, James C. Boll, Judy Bowser, Michael Forster Rothbart and Kelly A. Thompson-Frater

Excused: Brian W. Ohm, Albert Lanier and Ruth Ethington

Staff present: Mark A. Olinger, Secretary; Michael Waidelich and Tim Parks, Planning Unit; Barb Constans, Community Development Block Grant Office, and; Dan McCormick, Traffic Engineering.

MINUTES OF THE MEETING OF APRIL 17, 2006

Thompson-Frater asked that the April 17 meeting minutes be amended to reflect Forster Rothbart's request during consideration of Item #12 of that agenda for photographs to be submitted with all demolition requests.

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

SCHEDULE OF MEETINGS

SPECIAL ITEM OF BUSINESS - 5:30 p.m.

Election of Chair and Vice Chair.

On a motion by Bowser, seconded by Boll, Nan Fey was nominated to continue to serve as chair of the Plan Commission. The motion passed by acclamation.

On a motion by Thompson-Frater, seconded by Davis, James Boll was nominated to serve as vice-chair of the Plan Commission. The motion passed by acclamation.

An earlier motion by Golden to nominate Judy Bowser to continue to serve as vice-chair did not proceed as Ms. Bowser expressed her desire to not serve in that capacity for another term.

ROUTINE BUSINESS

1. [03360](#) Authorizing the Mayor and City Clerk to execute a lease with Dennis Acker for four tracts of City-owned land comprising approximately 22 acres. 3rd Ald. Dist

The Plan Commission asked that Parks Division staff address signage of the tract

identifying the tract as public parklands and that any information related to this signage be provided prior to the Common Council taking action on this resolution.

A motion was made by Thompson-Frater, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by acclamation.

2. [03361](#) Authorizing the Common Council to accept ownership of a neighborhood sign from the Sunset Village Community Association. 11th Ald. Dist.

A motion was made by Ald. Golden, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

3. [03403](#) Vacating a portion of Dow Court from 66 feet Southeast of W. Wilson Street to the southerly terminus, being located in the Southeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (4th AD)

A motion was made by Ald. Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

4. [03424](#) Authorizing the execution of a Permanent Limited Easement for radio tower guy wire anchors to Northwestern College Radio on a City-owned property located at 7022 Raymond Road. 1st Ald. Dist.

A motion was made by Ald. Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by acclamation.

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments/Subdivisions/Conditional Uses

5. [02453](#) Creating Section 28.06(2)(a)3154. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Two Hotels & 16,000 Square Feet Retail (Future Development); 9th Aldermanic District: 8102 Watts Road.

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

-That the general development plan receive final approval by the Urban Design Commission;

-That condition #2a of the Planning Unit report be revised to read: "modify the building height section of the text to identify that the building located at the northeast corner of Watts Road and Commerce Drive shall be a full two-stories." (Previously said that "significant portions of" the building should be two stories)

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

Speaking in support on this matter was Gary Brink, Gary Brink & Associates, 8401 Excelsior Drive, representing the applicant, Raymond Management.

Registered in support and available to answer questions was Barry Perkel, Raymond Management, 7700 Mineral Point Road.

Registered in support but not wishing to speak were C.J. Raymond, Raymond Management, 7700 Mineral Point Road, and Ald. Paul Skidmore, 13 Red Maple Trail, representing the 9th District.

6. [03279](#)

Creating Section 28.06(2)(a)3178. 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) District and creating Section 28.06(2)(a)3179. 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: 13,200 Square Foot Building with Restaurant, Outdoor Eating Area & Retail Space; 11th Aldermanic District: 702 North Midvale Boulevard.

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

The Plan Commission asked that the applicant have the pedestrian/ bicycle plan for the overall Hilldale Shopping Center present when the Common Council reviewed this matter.

A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

Speaking in support was Andy Stein, Joseph Freed & Associates, 220 N. Smith Street, Palatine, Illinois.

Registered in support and available to answer questions was Eliot Butler, 128 S. Hancock Street #3.

7. [03280](#)

Creating Section 28.06(2)(a)3180. 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)3181. 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: Bank With Drive-Up Teller Window & Future Retail/Office Space; 9th Aldermanic District: 8240 Mineral Point Road.

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

- That the applicant work with staff to develop a landscaping plan for the undeveloped Lot 2;*
- That a pedestrian connection be provided to the Target parcel to the northeast;*
- That the applicant work with staff to add additional landscaping along the north wall of the building at the sidewalk.*

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

Excused: 2 - Ohm, Lanier and Ethington

Recused: 1 - Boll

Aye: 8 - Konkel, Cnare, Golden, Fey, Davis, Bowser, Forster Rothbart and Thompson-Frater

No: 0 -

Speaking in support of this project was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street, Suite 800, representing Wisconsin Community Bank.

Registered in support and available to answer questions were Stephen Hadley, 11 Bayview Road, Durbin, New Hampshire and Matt Collins, Mayo Corporation, 600 Grand Canyon Drive, both representing Wisconsin Community Bank.

Registered in support but not wishing to speak was Ald. Paul Skidmore, 13 Red Maple Trail, representing the 9th District.

8. [03281](#) Creating Section 28.06(2)(a)3182. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R1 Single-Family Residence District, creating Section 28.06(2)(a)3183. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2T Single-Family Residence District, and creating Section 28.06(2)(a)3184. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R4 General Residence District. Proposed Use: 76 Single-Family Lots, 2 Multi-Family Lots & 6 Outlots; 1st Aldermanic District: 3120-3160 Jeffy Trail.

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

-That the applicant work with staff to retain as many trees as possible with information to be provided by the applicant with each final plat.

-That developer work with staff on a plan to replace trees lost to the grading work for this development.

A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

9. [03483](#) Approving the preliminary plat of "Badger Mill Creek" located at 3120-3160 Jeffy Trail. 1st Ald. Dist.

This item was considered at the same time as I.D. 03280, above. The Plan Commission recommended the same conditions of approval for this item as the zoning map amendment.

A motion was made by Bowser, seconded by Boll, 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 acclamation.

Speaking in support of this zoning map amendment and preliminary plat was the applicant, Rick A. McKy, 6902 Old Sauk Road, and Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street, Suite 800, and Dave Glusick, Calkins Engineering, 5010 Voges Road, both representing Mr. McKy. Also speaking in support was Rebecca Leskinen, 8302 Flagstone Drive.

Speaking in opposition to this project was Tom & Izzy Farin, 3173 Jeffy Trail, Town of

Verona.

Speaking neither in support or opposition of this project was Fred Ridders, 6852 Shagbark Court, Town of Verona.

Registered in support and available to answer questions was Ald. Jed Sanborn, 12 Cherbourg Court, representing the 1st District.

10. [03304](#) Creating Section 28.06(2)(a)3177. of the Madison General Ordinances rezoning property from Temp A Agriculture to M1 Limited Manufacturing District. Proposed Use: Existing Concrete Mixing Plant & Contractor's Office; 3 rd Aldermanic District: 5622 Milwaukee Street.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- In recommending approval to support the continued interim use of the parcel for its current uses, the Plan Commission also reaffirmed its support for the long-term redevelopment of lands north of Milwaukee Street for primarily residential uses as recommended in the Sprecher Neighborhood Development Plan.*
- A motion was made by Forster Rothbart, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
11. [03484](#) Consideration of a conditional use for a concrete batch plant located at 5622 Milwaukee Street. 3rd 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 Forster Rothbart, seconded by Boll, to Approve. The motion passed by acclamation.**
- Registered in support of the zoning map amendment and conditional use and available to answer questions were the applicants Andrew Homburg, 610 Clear Spring Court and Chris Homburg, 5512 Woodridge Road, Monona.*

Conditional Uses/Demolition Permits

On a motion by Ald. Golden, seconded by Thompson-Frater, the Plan Commission moved to take Items 12 and 13 out of order prior to consideration of the consent agenda.

12. [03400](#) Consideration of a conditional use for a new boathouse on a lakeshore single-family home site located at 1816 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 Thompson-Frater, seconded by Ald. Cnare, to Approve. The motion passed by acclamation.**
- Speaking in support of this project was the applicant, Brad Pommerening, 1816 Waunona Way, and Ald. Tim Bruer, 3310 Leyton Lane, representing the 14th District.*
13. [03399](#) Consideration of a conditional use for a Planned Residential Development for a mixed-use/condominium/retail/commercial development located at 1513 Lake Point Drive. 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 and the following conditions:

-That the project comply with the Inclusionary Zoning sections of the Zoning Ordinance as determined by the Planning Unit director in consultation with the Community Development Block grant Office and the City Attorney.

-That the project provide access to the Metro Transit bus stop as approved by the Planning Unit director.

A motion was made by Ald. Golden, seconded by Thompson-Frater, to Approve. The motion passed by acclamation.

Speaking in support was Ald. Tim Bruer, 3310 Leyton Lane, representing the 14th District.

Speaking neither in support nor opposition was Mary Caufield, 14 Quinn Circle, representing the Waunona Association.

Registered in support and available to answer questions were Scott Norton, Norton Building Company, 5121 Hilltop Road, Fitchburg, the applicant and J. Randy Bruce, Knothe Bruce Architects, LLC, 7601 University Avenue, Middleton, representing the applicant.

Registered neither in support nor opposition was Doris Lang, 2528 Waunona Way, representing the Waunona Association.

14. [03485](#)

Consideration of a conditional use/demolition permit to demolish an existing house and construct a new house on a lakeshore site located at 2912 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 and the following condition:

-That the applicant work with staff on improving the blank west wall of the garage facing the adjacent property.

A motion was made by Bowser, seconded by Boll, to Approve. The motion passed by acclamation.

Speaking in support of this project was Robert Bouril, 6602 Grand Teton Plaza, representing the applicants and property owners, Bruce & Karen Zauft.

15. [03486](#)

Consideration of a conditional use for a new hotel located at 1 Terrace Court. 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 Thompson-Frater, seconded by Boll, to Approve. The motion passed by acclamation.

Registered in support of this project and available to answer questions were: Richard Wilberg, 2141 Chamberlain Avenue; Steve Whayland, 25 Stone Crest Circle; Chris Herschlieb & Ron Gamble, 100 N. Main Street, Suite 201, Jefferson, and; Michael Sapp, 1 Terrace Court.

16. [03487](#)

Consideration of a conditional use/demolition permit to demolish part of an existing retail center and construct a new retail store (Walgreen's) with drive-

thru pharmacy service located at 5702 Raymond Road. 20th Ald. Dist.

A motion was made by Bowser, seconded by Ald. Cnare, to Rerefer to the PLAN COMMISSION, due back on May 15, 2006. The motion passed by acclamation.

BUSINESS BY MEMBERS

Ald. Golden alerted the Plan Commission to a memo he authored addressing a future zoning text amendment to discuss parking maximums, which stemmed from some of the discussion on the Whole Foods grocery store at Hilldale Shopping Center. He asked that a discussion on this matter be scheduled for the next Plan Commission meeting.

COMMUNICATIONS

Fey asked about the Mayor's memorandum about reorganization of the Department of Planning & Development, which was not distributed to the Plan Commission. Mark Olinger indicated that the memorandum can be e-mailed to the Commission and that it would be included in the Commission materials for the next meeting.

SECRETARY'S REPORT

Michael Waidelich updated the Commission on the upcoming publishing of the Comprehensive Plan and summarized upcoming matters.

The Plan Commission directed staff to begin drafting zoning text amendments to move certain conditional uses contained in a memo contained in the Commission materials to permitted uses. The Commission asked that the first wave of amendments be those amendments not containing options the Commission would have to decide upon. They asked that the proposed amendments with options come back to them for discussion prior to amendments being drafted.

The Commission also asked that a discussion on revisions to the demolition standards be scheduled for the May 15 meeting.

Upcoming Matters - May 15, 2006 Meeting

- 1135 Erin Street - PUD-SIP, demolish houses, remodel houses, build new units, co-housing proposal
- 702 South Point Road - "1000 Oaks" final plat
- 5402 Whitcomb Drive - demolish house/subdivide lot, three new single-family lots
- 1619 South Stoughton Road - contractor's shop/office
- 2801 Atwood Avenue - (tentative date) demolish gas station/build new station/convenience store

Upcoming Matters - June 5, 2006 Meeting

- 1310 Jenifer Street - PUD-GDP-SIP, demolish house/build new two-unit condominium building
- 625 East Mifflin Street - PUD-GDP-SIP, demolish garage building/build new 66-unit condominium building
- 5817-5818 Gemini Drive - PUD-SIP, one 11-unit condominium building and one 12-unit condominium building

ANNOUNCEMENTS

Ald. Konkol announced that two zoning text amendments the Plan Commission has

been working on (IZ free zones and twin homes) will be introduced at the May 2, 2006 Common Council meeting.

ADJOURNMENT

A motion was made by Boll, seconded by Thompson-Frater, to Adjourn at 8:35 P.M. The motion passed by acclamation.