



# City of Madison

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

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Monday, May 5, 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; Julia S. Kerr; Nan Fey; Judy K. Olson; James C. Boll; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

**Excused:** 1 -

Judy Bowser

Fey was chair for the meeting. Beth Whitaker arrived after approval of the minutes.

Staff present: Mark Olinger, Secretary, Brad Murphy, Kevin Firchow, and Heather Stouder, Planning Division; Dan Rolfs, Real Estate; Matt Tucker, Zoning; Lara Mainella, Attorney's Office; and Ray Harmon, Mayor's Office.

### MINUTES OF THE April 7, 2008 MEETING

Minutes approved with a correction noting Michael Basford abstained on Agenda Item 3.

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

### SCHEDULE OF MEETINGS

Regular Meetings: May 19, June 2 & 16, 2008. The May 19 meeting will begin at 5:00 pm.

Special Meetings to Discuss Zoning Code Rewrite: June 9 & September 8, 2008

### ROUTINE BUSINESS

- [09559](#) Vacating a portion of unimproved Wheeler Road right-of-way from existing improved Wheeler Road to the southerly prolongation of the westerly line of Lot Eleven (11), 1st Addition to Cherokee Park being located in part of the Southeast ¼ of the Southwest ¼ and part of the Southwest ¼ of the Southeast 1/4 of Section 24, Town 08 North, Range 09 East, City of Madison, Dane County, Wisconsin.

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

Registered in support and available to answer questions were the applicant, Craig Makela, 319 Highview Lane, Columbus and Bill White, 2708 Lakeland Avenue, representing the applicant.

2. [09785](#) Accepting the proposal of Common Wealth Development for the redevelopment of the Garver Feed Mill and directing City staff to negotiate a development agreement with Common Wealth Development.

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

Registered in support and available to answer questions were Paul Jasenski, 2314 Willard and Marianne Morton, 610 Schiller Court.

3. [10075](#) Authorizing the Mayor and City Clerk to execute a lease with Camp Randall Rowing Club, Inc. for the Brittingham Boathouse located at 617 North Shore Drive.

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

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

### **Zoning Text Amendments**

4. [09967](#) Amending Section 28.12(12)(g) of the Madison General Ordinances to prohibit demolition by fire except when conducted by Madison Fire Department and not to exceed three events per year.

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

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

Registered in support and available to answer questions was Ron Schwenn, 5489 Windridge Road, Oregon.

### **Street Graphics Code Appeal**

5. [10172](#) Consideration of an appeal to the decision of the Director of the Department of Planning and Community and Economic Development to not grant an off-premises directional street graphic for 3702 Long Drive. 16th Ald. Dist.

Referred indefinitely to allow the applicant to further discuss with the Zoning Administrator.

**A motion was made by Cnare, seconded by Gruber, to Rerefer to the Zoning Administrator. The motion passed by voice vote/other.**

Registered in support and available to answer questions was Alysia La Counte, 4002 Evans Acre Road, representing the applicant.

**Zoning Map Amendments/Subdivisions**

6. [09340](#) Creating Section 28.06(2)(a)3341. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3342. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Demolish 2 Apartment Buildings to Construct 40-Unit Apartment Building; 4th Aldermanic District: 451 West Wilson Street & 315 South Bassett Street.

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

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

**Excused:** 1 -  
Judy Bowser

**Ayes:** 7 -  
Tim Gruber; Lauren Cnare; Julia S. Kerr; Judy K. Olson; James C. Boll; Beth A. Whitaker and Michael G. Heifetz

**Abstentions:** 1 -  
Michael A. Basford

**Non Voting:** 1 -  
Nan Fey

Speaking in support of the project were the applicant Lance McGrath, 103 North Hamilton Street; Bruce Simonson, 1190 W. Druid Hills, Atlanta, GA, representing the applicant; Roger (Jack) Hagen, 306 S. Basset Street; Chris Atkinson, 312-320 S. Bassett Street; Jonathon Cooper, 208 S. Henry Street, representing the Bassett Neighborhood Steering Committee; Paul Brandl, 615 W. Main Street, #110; Tim Metcalfe, 350 S. Hamilton St. #801; Rosemary Lee, 111 W. Wilson St; and Ald. Mike Verveer, representing District 4.

Registered in support and available to answer questions was Christopher Thiel, 717 John Nolen Drive, representing the applicant.

Registered in support and not wishing to speak was Brendan McGrath, 614 W. Doty Street #206; and Catherine Hixon, 29 E. Wilson Street.

Speaking in opposition of the project was Jan Sweet, 218 S. Bassett Street, #305; Bonnie Hoegen, 2326 E. Washington Avenue; Krishna Pradhan, 302 S. Bassett Street; and Christine Mlot, 445 W. Wilson Street.

Registered in opposition and not wishing to speak was Rosalie LaRocque, 445 W. Wilson Street and Stephen Janeway, 445 W. Wilson Street.

7. [09713](#) Creating Section 28.06(2)(a)3345. of the Madison General Ordinances rezoning property from Temp A Agriculture to R1 Single-Family Residence

District and creating Section 28.06(2)(a)3346. of the Madison General Ordinances rezoning property from Temp A Agriculture to C Conservancy District. Proposed Use: 47 Single-Family Lots & 2 Outlots; 18th Aldermanic District: 5898 North Sherman Avenue.

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

-That the applicant meet with City staff between the time of Plan Commission recommendation and City Council approval to attempt to further develop plan recommendations for managing stormwater runoff with special regard to 100 year events.

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

8. [10173](#)

Approving the preliminary and final plats of Fifth Addition to Cherokee Park located at 5898 North Sherman Avenue. 18th Ald. Dist.

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

-That the applicant meet with City staff between the time of Plan Commission recommendation and City Council approval to attempt to further develop plan recommendations for managing stormwater runoff with special regard to 100 year events.

**A motion was made by Boll, seconded by Basford, 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.**

The following registrants were for both Agenda Items 7 and 8.

Speaking in support of the project was Bill White, 2708 Lakeland Avenue, representing the applicant.

Registered in support and available to answer questions was the applicant, Craig Makela, 319 Highview Lane, Columbus and Ald. Michael Schumacher, representing District 18.

Speaking in neither support nor opposition was Jon Becker, 4233 Kenwood Street.

9. [09342](#)

SECOND SUBSTITUTE - Creating Section 28.06(2)(a)3343. of the Madison General Ordinances rezoning property from Temp A Agriculture to R2T Single-Family Residence District and creating Section 28.06(2)(a)3344. of the Madison General Ordinances rezoning property from Temp A Agriculture to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Demolish 3 Houses and Plat 104 Residential Lots and 2 Outlots; 9th Aldermanic District: 9305-9347 Elderberry Road.

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

-That the Plan Commission approve final inclusionary dwelling unit plan, gap analysis, and/or waiver upon forthcoming recommendation from the CDBG office.

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

**Excused:** 1 -  
Judy Bowser

**Ayes:** 7 -  
Julia S. Kerr; Judy K. Olson; James C. Boll; Michael A. Basford; Beth A. Whitaker; Michael G. Heifetz and Tim Gruber

**Noes:** 1 -  
Lauren Cnare

**Non Voting:** 1 -  
Nan Fey

- 10. [09774](#) Approving the preliminary and final plats of Woodstone located at 9305-9437 Elderberry Road. 9th Ald. Dist.  
Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following condition:

-That the Plan Commission approve final inclusionary dwelling unit plan, gap analysis, and waiver upon forthcoming recommendation from the CDBG office.

**A motion was made by Kerr, seconded by Olson, 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 the following vote:**

**Excused:** 1 -  
Judy Bowser

**Ayes:** 7 -  
Judy K. Olson; James C. Boll; Michael A. Basford; Beth A. Whitaker; Michael G. Heifetz; Tim Gruber and Julia S. Kerr

**Noes:** 1 -  
Lauren Cnare

**Non Voting:** 1 -  
Nan Fey

The following registrants were for both Agenda Items 9 and 10.

Speaking in support of the project was the applicant Daniel R. Heffron, 2000 Prairie Street, Suite 220, Prairie Du Sac.

Registered in support of the project and available to answer questions was Stephen Tremlett, 346 Bolson Drive #4, Oconomowoc.

**Conditional Uses/ Demolition Permits**

- 11. [10174](#) Consideration of a conditional use for an outdoor eating area for a restaurant located at 1033 South Park Street. 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 and the

following condition:

-That the outdoor seating area shall close at 9:00 pm, Monday through Sunday.

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

Speaking in support of the project was Duane Steinhauer, 912 Erin Street.

Registered in support and available to answer questions was the applicant, Josefa Trejo, 1033 S. Park Street.

Speaking in neither support nor opposition was Steve Keidl, 826 Emerson Street.

Registered in neither support nor opposition and having comments read at the meeting were Nancy Koch Meyer, 829 W. Lakeside Street and Jeffrey Swiggum, 833 W. Lakeside Street.

12. [10175](#)

Consideration of a demolition permit to allow demolition of a single-family residence at 9801 Mineral Point Road as part of the construction of an adjacent warehousing/distribution/office facility. 9th 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 Boll, seconded by Olson, to Approve. The motion passed by voice vote/other.**

There were no registrants on this item.

13. [10176](#)

Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence at 620 Cedar Street. 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 Kerr, seconded by Cnare, to Approve. The motion passed by voice vote/other.**

**Excused:** 1 -

Judy Bowser

**Ayes:** 7 -

Lauren Cnare; Julia S. Kerr; James C. Boll; Michael A. Basford; Beth A. Whitaker; Michael G. Heifetz and Tim Gruber

**Abstentions:** 1 -

Judy K. Olson

**Non Voting:** 1 -

Nan Fey

Registered in support and wishing to speak was Diane Steinhauer, 912 Erin Street.

Registered in support and available to answer questions was Tim Perry, 1925 Winnebago Street.

14. [10177](#)

Consideration of a demolition permit for a single-family residence on a lakeshore lot at 5412 Lake Mendota Drive for a demolition that has already occurred to allow construction of a new single-family residence that was

previously approved by the Plan Commission as a major alteration to an existing conditional use on February 25, 2008. 19th 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 Boll, seconded by Cnare, to Approve. The motion passed by voice vote/other.**

Speaking in support of the project were John Meyer, 1615 Cypress Trail, Middleton, representing the applicant, and Ald. Mark Clear, representing District 19.

Registered in support and available to answer questions were the applicant Dianne Christensen, 1711 Kendall Avenue; Jim Roloff, 2975 Triverton Pike Drive, representing the applicant; and John W. Thompson, 5206 Harbor Court.

Registered in opposition and not wishing to speak was Jacque Strahl, 5240 Harbor Court.

15. [10178](#)

Consideration of a demolition permit to allow demolition of various former agricultural research and warehouse buildings at 1902 Tennyson Lane to accommodate development of approximately 60 commercial condominium buildings. 12th 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 approval include the conditions proposed in the letter of May 2, 2008 from Michael Christopher to the Berkley Oaks Neighborhood Association and Northside Planning Council.

**A motion was made by Basford, seconded by Boll, to Approve. The motion passed by the following vote:**

**Excused:** 1 -

Judy Bowser

**Ayes:** 7 -

Lauren Cnare; Julia S. Kerr; Judy K. Olson; James C. Boll; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

**Noes:** 1 -

Tim Gruber

**Non Voting:** 1 -

Nan Fey

Speaking in support of the project were the applicant Thomas Keller, 448 W. Washington Avenue; Michael Christopher, 2 E. Mifflin Street, representing the applicant; Matt Collins, 600 Grand Canyon Drive, representing the applicant; Brett Reynolds, 27432 Foxhaven Drive, Wind Lake; and Ald. Michael Schumacher, representing District 18.

Speaking in neither support nor opposition was Ald. Satya Rhodes-Conway, representing District 12 and the Berkley Oaks Neighborhood.

16. [10179](#)

Consideration of a demolition permit to allow the demolition of two commercial buildings and construction of a four-story, 48-room hotel at 1501 Monroe

Street. 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 and the following conditions:

- That Condition 5 recommended in the Planning Division Division report of April 30, 2008 be removed.
- Changes to the approved plans or operations, as well as complaints against said plans or operations, shall be subject to the conditional use procedures in Sec. 28.12(11)(h) and (i). The details of the plans and operations shall be contained in the updated plans approved by the Plan Commission on May 5, 2008 and in a restrictive covenant approved by the City Attorney's Office, executed by the property owner and recorded prior to issuance of the demolition permit.
- That no beer gardens shall be permitted.
- That all traffic signage shall be approved by the City Traffic Engineer.

**A motion was made by Boll, seconded by Olson, to Approve. The motion passed by the following vote:**

- Excused:** 1 -  
Judy Bowser
- Recused:** 1 -  
Julia S. Kerr
- Ayes:** 6 -  
Judy K. Olson; James C. Boll; Michael A. Basford; Beth A. Whitaker;  
Michael G. Heifetz and Lauren Cnare
- Noes:** 1 -  
Tim Gruber
- Non Voting:** 1 -  
Nan Fey

Speaking in support of the project were John Stockham, 424 Virginia Terrace, representing the applicant; John Lichtenheld, 717 John Nolen Drive, representing the applicant; Ron Trachtenberg, 33 E. Main Street #500, representing the applicant; Duane Steinhauer, 912 Erin Street; Sonja Moskalik, 746 E. Gorham Street; Steve Rice, 2108 Keyes Avenue; James Roper, 746 E. Gorham Street; Catherine Hixon, 29 E. Wilson Street; Daniel Clement, 815 Oakland Avenue; and Dean Grosskopf, 2418 Crossroads Drive, representing the applicant.

Registered in support and available to answer questions were the applicant Bob Sieger, 1501 Monroe Street and Jason A. Stewart, 1405 Glacier Hill Drive.

Registered in support and not wishing to speak were John Petterle, 4218 Wanetah Trail; Rich Gengler, 615 Pickford Street; Bruce Severson, 2635 Kendall Avenue; Dave Gilbert, 129 Glenn Drive, Cottage Grove; Bill Towell, 1225 Farwell Drive; Steve Puntillo, 1905 Monroe Street; Douglas Grunore, 2914 Post Road; Leah Emerson (address not provided); Russell Emerson (address not provided); Carole L Grunore, 2914 Post Road; Joe Malkowski, 2406 Columbus Lane; David Baehr, 834 N. Bristol Street, Sun Prairie; and Debra Sieger, 73 White Oaks Lane

Speaking in opposition of the project were Thomas Yen, 5627 Longford Terrace, Fitchburg, representing the Madison Chinese Christian Church; Bill Chiu 9301 Lawn



Brook Drive, Verona, representing the Madison Chinese Christian Church; and Michael Christopher, 2 E. Mifflin Street, representing the Madison Chinese Christian Church.

Registered in opposition and available to answer questions was Janet Thongnuam, 1511 Monroe Street.

Speaking in neither support nor opposition were Lynn Pitman, 2259 Fox Avenue, representing the Dudgeon Monroe Neighborhood Association; Rosemary Bodolay, 1636 Adams Street, representing the Vilas Neighborhood Association; George Hall, 2724 Regent Street, representing the Regent Street Neighborhood Association; and Ald. Brian Solomon, representing District 10.

Registered in neither support nor opposition and available to answer questions was Richard Scott, 811 Oakland Avenue

## **BUSINESS BY MEMBERS**

None.

## **COMMUNICATIONS**

Nan Fey noted the communication recieved from John Stockham (regarding Agenda Item 16) and from Bill White (regarding Agenda Items 7 and 8).

## **SECRETARY'S REPORT**

Brad Murphy summarized the upcoming Plan Commission matters.

### **Upcoming Matters - May 19, 2008**

- (Tentative) "The Natural Step" presentation and training
- Regent Street-South Campus Neighborhood Plan
- Stoughton Road Revitalization Project Plan
- Informational presentation by Meriter Hospital regarding master planning for their west campus on McKee Road
- 31 South Henry - C4 to PUD-GDP-SIP to renovate and expand former school into 58 apartments with first floor commercial
- 303 North Hamilton Street - PUD-GDP to PUD-SIP to construct 70-unit apartment building
- 5229 Harbor Court - Relocate single-family residence and construct new residence on lakefront

### **Upcoming Matters - June 2, 2008**

- Informational presentation by Community Development Authority staff regarding the Truax Master Plan
- 1723 Waldorf Boulevard - Amended PUD-GDP-SIP to construct 3 multi-family buildings with 79 apartments in place of 60 condos
- 92 Golf Parkway - Temp A to PUD-GDP-SIP to construct 2 duplex buildings
- 1507 Burning Wood Way - Amended PUD-GDP-SIP/Final Plat to construct 3 single-family homes instead of 3 duplexes; 3-lot/1-outlot plat
- 702 South Point Road - A to R2T, R2Y, R2Z, C R5, PUD-GDP and reapproval of 1,000 Oaks preliminary plat and approval of a 3-lot final plat
- 1910 Roth Street/ 1126 Huxley Street - Demolish 2 industrial buildings and parking to create open space
- 2008 Waunona Way - Demolish single-family residence and construct new residence

on lakefront

## **ANNOUNCEMENTS**

None.

## **ADJOURNMENT**

**A motion was made by Boll, seconded by Heifetz, to Adjourn at 10:46 p.m. The motion passed by voice vote/other.**