



# 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, March 8, 2010

5:30 PM

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

---

### CALL TO ORDER/ROLL CALL

**Present:** 10 -

Michael Schumacher; Lauren Cnare; Nan Fey; Eric W. Sundquist; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford; Michael G. Heifetz and Tim Gruber

**Excused:** 2 -

Julia S. Kerr and Douglas J. Pearson

Nan Fey was chair for the meeting.

Staff Present: Mark A. Olinger, Secretary; Brad Murphy, Michael Waidelich, and Kevin Firchow, Planning Division; Dan Rolfs, Office of Real Estate Services; and Larry Studesville, Mayor's Office.

### MINUTES OF THE October 8, 2009, December 2, 2009 AND February 4 & 15, 2010 ZONING CODE REWRITE WORKING SESSIONS

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

### MINUTES OF THE February 22, 2010 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

March 22 and April 12, 26, 2010

### ROUTINE BUSINESS

1. [17337](#) Accepting Fence Easements and authorizing Maintenance Agreements from the owners of Lots 232 thru 237, First Addition to the Meadowlands across properties located at Littlemore Court.  
The motion passed unanimously.  
  
A motion was made by Olson, seconded by Basford, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

2. [17501](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(1) and 10.35, Madison General Ordinances changing the names of:

County Trunk Highway M (CTH M) changed to S. Pleasant View Rd from Valley View Rd south to McKee Rd, AND

Pleasant View Rd changed to N. Pleasant View Rd from Mineral Point Rd north to Greenway Blvd, AND

Pleasant View Rd changed to S. Pleasant View Rd from Mineral Point Rd south to existing CTH M and Valley View Rd intersection.

(1st and 9th AD)

The motion passed unanimously.

**A motion was made by Olson, 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.**

3. [17502](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(1) and 10.35, Madison General Ordinances changing the name of County Trunk Highway M (CTH M) to South Junction Rd. from Mineral Point Rd. south to Valley View Rd. (9th AD)

The motion passed unanimously.

**A motion was made by Olson, 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.**

4. [17516](#) Authorizing the Common Council to accept ownership from Carpenter-Ridgeway Neighborhood Association of a decorative garden and garden plantings to be located in the public right-of-way of Burke Avenue, near the intersection of Gannon Avenue.

The motion passed unanimously.

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

## NEW BUSINESS

5. [17655](#) Update on the Shady Wood Neighborhood Development Plan

No action was taken on this item.

Speaking on this item was Brian Munson, Vandewalle and Associates; 120 East Lakeside Street.

6. [17568](#) Accepting the Final Report of the Central Park Design and Implementation Task Force as a supplement to the City of Madison Comprehensive Plan to guide future Park development options; and to extend the work of the

Central Park Design and Implementation Task Force to support additional Phase 1 planning and implementation efforts through 2010; and authorizing the Mayor and Clerk to enter into a Memorandum of Understanding with the Center for Resilient Cities, Inc., and Central Park Skate, LLC, to provide for the terms of City operation of lands presently owned by those organizations and creation of a non-profit organization to support the future Central Park.

The Plan Commission recommended approval with the following amendment:

- That their motion also recommends the addition of a gateway crossing at Few Street and notes support for maintaining all the crossings in the rail corridor as open crossings.

The motion passed 8:0 with James Boll recusing himself from this item.

**A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT- REPORT OF OFFICER. The motion passed by the following vote:**

**Excused:** 2 -

Julia S. Kerr and Douglas J. Pearson

**Recused:** 1 -

James C. Boll

**Ayes:** 8 -

Michael Schumacher; Lauren Cnare; Eric W. Sundquist; Judy K. Olson; Judy Bowser; Michael A. Basford; Michael G. Heifetz and Tim Gruber

**Non Voting:** 1 -

Nan Fey

Registered in support and answering questions was Bill Barker, Chair of the Central Park Design and Implementation Task Force; 803 Terry Place.

7. [17654](#)

Consideration of a new proposed alternative use for a previously approved demolition permit at 5110 High Crossing Boulevard. 17th Ald. Dist.

The Commission found that the standards were met and granted approval of the new proposed alternative use subject to the comments and conditions contained within the Plan Commission materials. The motion passed unanimously.

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

Registered in support and available to answer questions was Jerry Bourquin, Dimension IV; 6515 Grand Teton Plaza #120.

## **PUBLIC HEARING-6:00 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/Land Division**

- 8. [17049](#) SUBSTITUTE Creating Section 28.06(2)(a)3470. of the Madison General Ordinances rezoning property from A Agriculture District to R2T Single-Family Residence District and creating Section 28.06(2)(a)3477. of the Madison General Ordinances rezoning property from A Agriculture District to R1 Single-Family Residence District.. Proposed Use: Create 2 Single-Family Lots and 1 Lot for Future Development; 1st Aldermanic District: 8839 Ancient Oak Lane.

Approval recommended subject to the comments and conditions contained within the Plan Commission materials. The motion passed unanimously.

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

- 9. [17656](#) Approving a Certified Survey Map of property owned by Brandon J. Ripp and the Eugene J. Ripp and Marcia A. Ripp Living Trust located at 8839 Ancient Oak Lane. 1st Ald. Dist.

Approval recommended subject to the comments and conditions contained within the Plan Commission materials. The motion passed unanimously.

**A motion was made by Cnare, seconded by Heifetz, 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 registration was for both agenda items 8 and 9:

Registered in support and available to answer questions was the applicant, Brandon Ripp; 8839 Ancient Oak Lane

- 10. [17138](#) Creating Section 28.06(2)(a)3473. 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)3474 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 Plan (Specific Implementation Plan) District. Proposed Use: Construct 80 Apartment Units in Two Multi-Family Buildings. 1st Aldermanic District; 1723 Waldorf Boulevard.

Approval recommended subject to the comments and conditions contained within the Plan Commission materials including conditions 2 and 3 regarding the inclusion of optional ground floor flex space. The motion to approve also included the following clarification:

-That the applicant works with staff on Condition 25 in order to provide the correct number of required bicycle parking spaces.

The motion passed unanimously.

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

Speaking in support of this item and representing the applicant was Randy Bruce, Knothe and Bruce Architects; 7601 University Avenue; Middleton. Registered in support and available to answer questions was Terry Temple, 350 South Hamilton Street.

11. [17527](#) Creating Section 28.06(2)(a)3478. of the Madison General Ordinances rezoning property from R4 General Residence District to R5 General Residence District. Proposed Use: Rezoning to Facilitate Future Residential Redevelopment; 14th Aldermanic District: 826-838 West Badger Road.

The Plan Commission recommended approval. The motion passed unanimously.

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

There were no registrations on this item.

### Conditional Use/ Demolition Permits

12. [17657](#) Consideration of a demolition permit to allow two single-family residences at 3310 Agriculture Drive and 5125 Femrite Drive to be razed to create a landscaped area for adjoining manufacturing facility. 16th Ald. Dist.

The Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials. The motion passed unanimously.

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

Registered in support and available to answer questions were the applicant Gene A. Bohn; Danisco USA, Inc; 3322 Agriculture Drive and Ald. Judy Compton, representing District 16.

### BUSINESS BY MEMBERS

Judy Bowser inquired on the timing of the Downtown Plan and its relationship to the draft Zoning Ordinance. Brad Murphy noted the draft Downtown Plan recommendations are intended to be ready prior to beginning work on the Downtown zoning maps. Mr. Murphy acknowledged it is taking longer to complete the technical and legal review of the draft zoning text and the draft Downtown Plan than originally anticipated.

Nan Fey inquired whether the new zoning code addressed a process for amending demolition permits in reference to agenda item 7. She recommended that consideration of this item should be included as part of the zoning text review.

### COMMUNICATIONS

Tim Gruber noted the receipt of a correspondence from several neighbors opposed to the potential rezoning of the Mt. Olive property to accommodate an 84-unit senior housing development. This correspondence was provided to staff.

Eric Sundquist noted he had been contacted by representatives of the student government at Madison College regarding the proposed parking lot conditional use. Mr. Sunquist noted four questions that were raised: 1) What is the total number of parking spaces on the campus? 2) What is the total student enrollment at the facility? 3) What is the exact extent of the parking shortage? and 4) What is the level of Madison Metro service to the area?

Michael Basford noted he also received an email from a Madison College student regarding the proposed parking lot that he will forward to staff.

Ald. Schumacher noted he was also contacted regarding the Madison College project, but declined to provide comments. He further noted that the school is a client of his.

Ms. Olson noted she was contacted by an Isthmus reporter regarding a project that has already been approved and constructed.

## SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters. Plan Commissioners had the following responses regarding the Edgewater proposal.

Nan Fey cautioned the Plan Commission about speaking publicly on this item prior to the public hearing. She further noted that this will be a new public hearing and that she anticipates utilizing the same public hearing procedure as used for the previous Edgewater hearing.

Michael Basford inquired when the new Edgewater materials would be available. Mr. Murphy noted that the revised submittal is anticipated on March 10, and that the new information will be placed on the City's website and digital copies could be emailed to Plan Commission members. He indicated he would ask the applicant to provide additional paper copies, though he did not know if they would be available on March 10. Mr. Basford further requested that any information provided by the opposition to the Edgewater proposal be provided as soon as possible.

Ald. Cnare noted that the Plan Commission had previously received 17 pounds of information regarding the Edgewater proposal. She inquired as to whether the previously provided information should be retained. Mr. Murphy recommended that the Commission retain the previously provided materials until there is a final decision on the project. Ald. Cnare further requested that an extra table be provided at the next hearing to allow for the display of a model or other information.

### Upcoming Matters - March 22, 2010

- 666 Wisconsin Avenue - HIST-MH OR/R6H to PUD-GDP-SIP and a Conditional Use for waterfront development to redevelop and expand existing Edgewater Hotel
- 717 West Johnson Street - R6 & PUD-GDP to R6, Conditional Use and Demolition Permit to demolish existing Gordon Commons and construct new Gordon Commons and Johnson Street open space
- 3604-3704 Agriculture Drive - Preliminary & Final Plat, Genesis Plat, creating 16 industrial lots
- 924 Williamson Street - Conditional Use alteration approving parking lot screening and an outdoor smoking area for existing nightclub
- 1621 Thierer Road - Conditional Use to operate arcade in existing multi-tenant retail center
- 7424 Mineral Point Road - Conditional Use for an outdoor eating area for a restaurant/ bakery

### Upcoming Matters - April 12, 2010

- 430 West Dayton Street - Amended PUD-GDP-SIP & Demolition Permit to demolish single-family home at rear of lot to allow accessory building with dwelling unit
- 2437 Allied Drive - Preliminary & Final Plat, Allied Drive Phase II, creating 28 residential lots and 4 outlots
- 4622 Dutch Mill Road - Demolition Permit to demolish single-family residence to construct office building
- 3201 Anderson Street - Conditional Use to construct 360-stall surface parking lot to serve Madison [Area Technical] College

## ANNOUNCEMENTS

None.

## ADJOURNMENT

**A motion was made by Cnare, seconded by Gruber, to Adjourn at 7:11 pm. The motion passed by voice vote/other.**