



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, August 6, 2007

5:30 PM

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

ROLL CALL

Present: Tim Gruber, Lauren Cnare, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll, Judy Bowser, Michael A. Basford and Kelly A. Thompson-Frater

Excused: Julia S. Kerr and Beth A. Whitaker

Fey was chair for the meeting.

Staff present: Mark A. Olinger, Secretary; Michael Waidelich, Kevin Firchow Planning Division; and Dan McCormick Traffic Engineering Division.

MINUTES OF THE July 23, 2007 MEETING

Amend the minutes to note that Alder Cnare was excused.

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

SCHEDULE OF MEETINGS

August 6, 20; September 17; and October 1, 2007

ROUTINE BUSINESS

06922

Vacating/Discontinuing a portion of Milwaukee Street and North Sprecher Road unimproved public street right-of-way in the northwest quadrant of this intersection, located adjacent and reversion rights to, Lot 7, Metrotech, being located in part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (2nd AD)

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

UNFINISHED BUSINESS

2.

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.

A motion was made by Bowser, seconded by Gruber, to Rerefer to the PLAN COMMISSION, due back on September 17, 2007. The motion passed by acclamation.

Speaking in neither support nor opposition were John Schlaefer, 1046 Williamson Street; Peter Wolff, 945 Jennifer Street; Ald. Brenda Konkel, 511 E. Mifflin Street, representing the 2nd District; and Ald. Marsha Rummel, 1339 Rutledge Street #2, representing the 6th District.

PUBLIC HEARING-6:00 p.m.

Conditional Uses/ Demolition Permits

3. [07045](#) Consideration of a demolition permit to allow a fire-damaged two-family residence to be demolished and a new two-family residence to be built at 1110-1112 East Gorham Street. 2nd 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 Bowser, seconded by Boll, to Approve. The motion passed by acclamation.

Speaking in support of the request was the applicant, Scott Pratt, 4044 Oak Park Road, Deerfield.

Registered in neither support nor opposition and available to answer questions were Captain Bradley Olson, Madison Fire Department, and Ald. Brenda Konkel, 511 E. Mifflin Street, representing the 2nd District.
4. [07108](#) Consideration of conditional uses for an outdoor eating area for a tavern and a wall mural at 109 Cottage Grove Road. 15th 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 Gruber, seconded by Basford, to Approve. The motion passed by acclamation.

Registered in support and available to answer questions were the applicant, Hawk Schenkel, 109 Cottage Grove Road and James Malcheski, property owner, 109 Cottage Grove Road.

Speaking in opposition to the project was Steve Rush 4655 Tonyawatha Trail.
5. [07109](#) Consideration of a conditional use for a wireless communications facility at Memorial High School, 201 South Gammon Road. 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 Cnare, seconded by Gruber, to Approve. The motion passed by acclamation.

Registered in support of the project and wishing to speak was Dana Kerr, 9011 West Hawthorne Lane, Franklin. Registered in support and available to answer questions was Dean Hoss, 115 S. 118th Street, Milwaukee.

6. [07050](#) Consideration of an alteration to an approved conditional use/demolition permit for a single-family residence at 2912 Waunona Way. 14th Ald. Dist.
- The Commission found that the standards were met only as applied to the proposed relocation of the planned detached garage and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following condition:*
- That only the request to move the planned detached garage approximately 10 feet towards Waunona Way, per the submitted plans, be approved. The applicant's other request to move the house eight (8) feet towards Lake Monona would not be approved.*
- In explaining her support for the motion, Sarah Davis stated that she did not believe section 28.12(11) (g) 3 could be met if the planned new house was moved eight (8) feet closer to the lake.*
- A motion was made by Bowser, seconded by Davis, to Approve. The motion passed by acclamation.**
- Speaking in opposition to the project were Steve Tadevich, 2775 Osmundsen Road, Fitchburg; Lynn Beyler, 2910 Waunona Way; and Andrew Van Haren, 4559 Evergreen Road, Middleton.*
- Registered in support and available to answer questions were applicant Bruce Zauft, 2912 Waunona Way; and Mark Stewart, N9693 Kuhn Road, Portage, representing the applicant.*

Zoning Map Amendments

7. [06988](#) Creating Section 28.06(2)(a)3290. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Mixed-Use Redevelopment of the Hill Farms State Office Property; 11th Aldermanic District: 4802 Sheboygan Avenue.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following conditions:*
- That the language regarding caps on "maximum retail square footage" provided in the Applicant's GDP Text Addendum 3, dated August 3, 2007, is included.*
 - That condition 4 in the July 31, 2007 Planning Division Report is included requiring minor alteration approval by the Director of Planning and Community and Economic Development and the district alderperson for retail uses greater than 5,000 square feet of floor area.*
 - That condition 2f in the July 18, 2007 Planning Division Report regarding the inclusion of an Impervious Surface Ratio be removed, per the revised recommendation in the Planning Division Report Addendum dated July 31, 2007.*
- An earlier motion by Ohm, seconded by Davis, to refer this matter for 60 days failed on a vote of 2-5 (AYE: Ohm, Davis; NAY: Ald. Cnare, Ald. Gruber, Basford, Boll, Bowser; RECUSED: Thompson-Frater; NON-VOTING: Fey)*
- A motion was made by Gruber, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:**
- Excused:** 2 - Kerr and Whitaker

Recused: 1 - Thompson-Frater

Aye: 5 - Gruber, Cnare, Boll, Bowser and Basford

No: 2 - Ohm and Davis

Non Voting: 1 - Fey

Speaking in support of the project were Brian Munson, Vandewalle and Associates, 120 E. Lakeside Street; Linda B. Page, 113 S. Owen Drive; Patricia Soderholm, 5015 Sheboygan Avenue #302; Barry Orton, 4718 Lafayette Drive; Fred Mohs, 512 Wisconsin Avenue; and Ald. Mark Clear representing the 19th District.

Registered in support and available to answer questions were Bill Peterson, 101 E Wilson Street; Peter Maternowski, 101 E. Wilson Street both representing the State Department of Administration. Also registered in support and available to answer questions were Michael Lawton representing the Hill Farms Neighborhood Association; Lynda Southwick, 5015 Sheboygan Avenue #306; Nancy Lee Straud, 5015 Sheboygan Avenue #308; Jeff Held, Strand and Associates, 910 West Wingra Drive, representing the applicant; Mike Bridwell, Strand and Associates, 910 W Wingra Drive, representing the applicant; and Jane Dennis, 158 S Franklin Avenue.

Registered in support and not wishing to speak were William Brooks, 138 S. Franklin Ave and Ron Lazarescu, 4802 Sheboygan Avenue, representing the Department of Transportation.

Speaking in opposition to the project were John Bellanti, 4728 Regent Street; Bob Gersbach, 426 N. Segoe Road; Randy Diehl, 420 N. Segoe; and Carrie Dellinger, 1840 Baker Avenue.

Speaking in neither support or opposition to the project were Bill Rattunde, 838 Woodrow Street and Rita Grovannoni, 815 Forward Drive, representing Independent Living.

8. [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.

Referred at the request of applicant. The motion was amended to refer the matter to the September 17, 2007 meeting.

A motion was made by Thompson-Frater, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION, due back on September 17, 2007. The motion passed by acclamation.

Registered in opposition and wishing to speak was Gene Devitt, 28 East Gilman. This request was received after this item had been referred.

Registered on this item but not indicating support or opposition was Fred Mohs, 512 Wisconsin Avenue.

9. [06959](#) Creating Section 28.06(2)(a)3279. of the Madison General Ordinances rezoning property from Temp A Agriculture to C1 Limited Commercial District. Proposed Use: Demolish Single-Family Home to Build Multi-Tenant Commercial Building with Drive-up; 1st Aldermanic District: 821 S. Gammon Road.

In making the motion, James Boll cited that he did not believe that the proposed rezoning portion of the applicant's request was consistent with standard 28.12(10) (f) pertaining to recommendations on zoning map amendments. He specifically cited a lack of consistency with the Comprehensive's Plan recommendations for medium-density residential and transit-oriented development. Further, he stated that he did not believe there to be neighborhood support that could be equal to a neighborhood plan recommendation supporting the proposed project.

A motion was made by Boll, seconded by Davis, to RECOMMEND TO COUNCIL TO PLACE ON FILE - PUBLIC HEARING. The motion passed by the following vote:

Excused: 2 - Kerr and Whitaker

Aye: 5 - Fey, Davis, Boll, Bowser and Thompson-Frater

No: 4 - Gruber, Cnare, Ohm and Basford

Speaking in support of the project were Tim Kritter, TJK Design, 634 W Main Street, representing the applicant; John Bieno, TJK Design, 634 W Main Street, representing the applicant; Steve Klinke, applicant, SJR Enterprises, LLC, 4518 Monona Drive; Richard Klinke, applicant, SJR Enterprises, LLC, 4518 Monona Drive; Antony T. Nicholson 6329 Hubbard Avenue, Middleton; Lori Nicholson 6329 Hubbard Avenue, Middleton; and Ald. Jed Sanborn, representing the 1st District.

Speaking in opposition to the project were Fred Mohs, 512 Wisconsin Avenue; Nathan Brand, 3215 Lake Mendota Drive; Al Suildebhain, 6840 Schroeder Road; James Lynch, 6810 Schroeder Road; Tom McKenna, 5013 Black Oak Drive; Debra Mier, 6722 Schroeder Road #4; Kathy Bastien, 5934 Woodland Drive, Waunakee; Lori Halversen, 1660 Drothing Road, Stoughton; Sandra L. Shunk, 762 S Gammon Road #4; Joseph Gibbs Clauder, 6836 Schroeder Road; and Shaun Prebil, 6720 Schroeder Road #8. Registered in opposition and wishing to speak and not speaking was Ken Kimport, 6816 Schroeder Road.

Registered in opposition to the project and not wishing to speak were Martha Whitehefner, 770 S Gammon Road; Tom Schmitz, 6824 Schroeder Road; Audrey J. Gausmann, 6840 Schroeder Road #9; Gerald E. Pickett, 6828 Schroeder Road #12; Mark J. Zuger, 6828 Schroeder Road; Keith Lefort, 6828 Schroeder Road; and Elain Kimport, 6816 Schroeder Road #8.

10. [06960](#) Creating Section 28.06(2)(a)3280. of the Madison General Ordinances rezoning property from SM Specific Manufacturing District to RPSM Research Park-Specialized Manufacturing District. Proposed Use: Rezoning 5 Lots in Silicon Prairie Business Park for Office Development; 9th Aldermanic District: 9502 & 9602 Silicon Prairie Parkway, 101, 102 & 202 St. Philomena Way. Approval recommended subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support and available to answer questions were applicant Kurt Welton, 1836 Keyes Avenue, Madison, WI 53711 and Michael R. Christopher, 2 E. Mifflin Street, representing the applicant. Registered in support and not wishing to speak was Dan Ramsey, Middleton, representing the applicant.

- 11. [06958](#) Creating Section 28.06(2)(a)3278. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Construction of 150-Room Hotel; 11th Aldermanic District: 702 North Midvale Boulevard.

Referred pending a recommendation by the Urban Design Commission .

A motion was made by Bowser, seconded by Davis, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.

Subdivision

- 12. [07107](#) Approving the final plat of "Red Granite Addition to Hawk's Creek" located at 2305-2317 Bedner Road and 2308-2326 Trevor Way. 1st Ald. Dist.

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

A motion was made by Basford, seconded by Cnare, 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.

Zoning Text Amendments

- 13. [06956](#) Amending Section 28.04(22) of the Madison General Ordinances to change various provisions of the ordinance regulating the demolition of buildings.

Referred pending a recommendation from the Landmarks Commission.

A motion was made by Davis, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

Michael Waidelich reviewed the upcoming schedule.

Upcoming Matters - August 20, 2007

- 333 West Washington Avenue - Amended PUD-GDP, Capitol West for Hyatt Place Hotel
- 625 East Mifflin Street - Amended PUD-SIP, construct 32-unit condo
- 810 Jupiter Drive - PUD-SIP, construct 24-unit condo (approval expired)
- 5402 Voges Road - Demolish single-family home to construct multi-tenant industrial building
- 9401 Mid Town Road - Construct 8 single-family homes, 10 duplexes, and future MF building
- 12003 Mineral Point Road - Preliminary Plat, 159 single-family lots, 2 multi-family lots and 5 outlots
- 3802 Mineral Point Road - Conditional use for a radio tower (Tentative)
- 854 East Washington Avenue - Demolish former auto repair business for temporary car sales lot
- 3051 East Washington Avenue - Demolish and reconstruct McDonald's with drive-up window
- 1718 Helena Street - Demolish single-family house to build a new single-family house
- 34 Schroeder Court - Demolish former Boy Scouts building to construct office building
- 240 West Gilman Street - Conditional use for an outdoor eating area
- 721 Woodward Drive - Demolish lakehouse to build a new lakehouse
- 7149 Manufacturers Drive - Conditional use for a boat sale establishment
- 1431-1441 Northern Court - Demolish single-family house to construct office addition
- 1226 Iowa Drive - Demolish single-family house and build new single-family house

Zoning Text Amendments

- Outdoor eating areas of restaurants as permitted uses
- Auto and motorcycle sales in M1
- Contractor/construction offices in C3, C3L, M1
- Temporary parking lots in C3 and M1
- Day care centers in churches in R1
- Auto title loan businesses
- Size of accessory buildings in residential districts

Upcoming Matters - September 17, 2007

- 1202-1206 Northport Drive - R1 to Conservancy, Lake View Hills Park
- 6733 Fairhaven Road - Amended PUD-SIP, construct 12-unit townhouse building
- 4216 Jerome Street - Demolish single-family house and subdivide into five lots

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Davis, seconded by Boll, to Adjourn at 10:25 P.M. The motion passed by acclamation.