



# City of Madison

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

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Monday, May 4, 2009

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:45 p.m.

Fey was chair for the meeting.

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Rick Roll & Tim Parks, Planning Division; Rob Phillips, City Engineering Division, and; Mario Mendoza, Mayor's Office.

**Present:** 6 -

Michael Schumacher; Julia S. Kerr; Nan Fey; Eric W. Sundquist; James C. Boll and Michael A. Basford

**Excused:** 3 -

Lauren Cnare; Judy K. Olson and Judy Bowser

### MINUTES OF THE April 20, 2009 MEETING

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

### SCHEDULE OF MEETINGS

May 18 and June 1, 15, 2009

### SPECIAL ITEM OF BUSINESS

Discussion on the Planned Development District proposed in the revised Zoning Ordinance.

Brad Murphy introduced and highlighted various aspects of the Planned Development District, which is proposed to be introduced in the revised Zoning Ordinance to replace the existing Planned Community Development, Planned Community Development-Mobile Home Development and Planned Unit Development districts.

Following Mr. Murphy's presentation, the Plan Commission discussed the proposed district. Topics discussed by members of the Commission included:

- Whether the Urban Design Commission could take action on a proposed Planned Development District at the conceptual presentation if an application had been submitted;
- Whether the Plan Commission and Common Council could consider prior behavior and approvals for an applicant for Planned Development District zoning or any other rezoning or conditional use request;
- The need to standardize the language throughout the various chapters of the new ordinance to be consistent both with current practice. Examples given included using 'standards' instead of 'criteria', 'significant' instead of 'substantial' and 'alteration' instead of 'modification.'

Tim Gruber, 4349 Bagley Parkway was registered neither in support nor opposition to this matter and wishing to speak but had to leave before this matter was discussed.

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## ROUTINE BUSINESS

1. [14413](#) Authorizing the execution of a Permanent Limited Easement for highway and drainage purposes and Temporary Limited Easement for sloping and grading purposes to the State of Wisconsin Department of Transportation across City-owned land, located at 7074 Reston Heights Drive.

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

## NEW BUSINESS

2. [14445](#) Determining a Public Purpose and Necessity and adopting an Amended Relocation Order for the acquisition of Plat of land interests required for the relocation and construction of Pleasant View Road from Valley View Road to Mineral Point Road, located in that part of the Northwest ¼, of Section 27, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin and rescinding previously approved and adopted Relocation Order Resolution No. RES-06-00716 and all associated maps and legal descriptions. (9th AD)

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

Speaking in support of the resolution were: LaVerne Theis, 8821 Mineral Point Road; Randy Theis, 9101 Mineral Point Road, and; Buck Sweeney, Axley Brynelson, LLP, 2 E. Mifflin Street, Suite 200, representing the Theis Family.

Registered in support of the resolution and available to answer questions was Ald. Paul Skidmore, 13 Red Maple Trail, representing the 9th District.

Registered in support but not wishing to speak was Karen Theis, 6505 Old Sauk Road.

## 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

3. [13780](#) Creating Section 28.06(2)(a)3420. of the Madison General Ordinances rezoning property from R4 General Residence District, R6 General Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3421. 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: Meriter Hospital Campus

Master Plan GDP/Existing Conditions and Small Project SIP; 13th  
Aldermanic District: 202 South Park Street.

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

- That condition #4 be revised to clarify that residential uses should be considered permitted uses in the District One zoning text and that parking is permitted as an accessory use.
- That the specific implementation plan submitted in conjunction with the pedestrian bridge over S. Park Street shall stipulate the hours of public access for the pedestrian bridge.
- Consideration of the specific implementation plan for the medical office building on the Braxton Lot [southeastern corner of Braxton Place and S. Park Street] shall include an analysis of the building's physical relationship to the Karabis Apartments directly to the south. In addition, the specific implementation plan for this building shall include specific measures to protect the health and well being of surrounding residential neighbors during construction and in building operations.
- That the hours of operation be posted in a prominent location outside the loading dock(s).
- That noise and air emissions at the Central Physical Plant be monitored and records retained and that those records be made available to the City of Madison at its request.
- That as part of the first specific implementation plan approval for construction of a new building within the Meriter campus, the applicant present the Transportation Demand Management Plan and detailed parking plan to explore alternatives to reduce parking for the entire Park Street Campus PUD.

The main motion was amended to add the last condition on a motion by Sundquist, seconded by Basford. The motion to amend the main motion to add the last condition passed by voice vote/other.

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

Speaking in support of the proposed planned unit development were: Melissa Huggins, Meriter Hospital, 202 S. Park Street, the applicant, and; Jody Shaw, Potter Lawson, Inc., 15 Ellis Potter Court, representing Meriter.

Speaking in opposition to the proposed planned unit development was Steve Jacobson, Brittingham Apartments, 755 Braxton Place.

Registered in support and available to answer questions was Doug Hursh, Potter Lawson, Inc., 15 Ellis Potter Court, representing Meriter.

Registered in opposition and available to answer questions was Joe Starck, 755 Braxton Place, Apt. A510.

4. [13960](#)

**SUBSTITUTE - Creating Section 28.06(2)(a)3422. of the Madison General Ordinances rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3423. 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 11 Houses, Build 3 Apartment Buildings and Restore 8 Houses; 2nd Aldermanic District: 609-625 East Gorham Street, 604-630 East Johnson Street and 303-323 North Blair Street.**

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

- That condition #6 be amended to state that the review of the final renovation plans for the 8 houses on the northern half of the block shall be conducted by the Landmarks Commission or by the State Historic Preservation Office as permits are requested.
- That the developer consult with the City Forester on a tree preservation and construction protection plan.
- That the applicant post a sign at the exit of the parking garage cautioning drivers to watch for pedestrians and bicycles.

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

Speaking in support of the proposed planned unit development were: Richard Arnesen, Stone House Development, 321 E. Main Street and Michael Matty, Renaissance Property Group, 1 Sherman Terrace, Suite 102, the applicants; J. Randy Bruce, Knothe Bruce Architects, LLC, 7601 University Avenue, Middleton, representing the applicants; Richard Linster, 432 Sidney Street, representing the Tenney-Lapham Neighborhood Association; Josh Day, 1202 Elizabeth Street, and; Ald. Bridget Maniaci, 605 E. Johnson Street #4, representing the 2nd District.

Speaking in opposition to the proposed planned unit development were Joe Lusson, 627 E. Gorham Street and James Roper, 746 E. Gorham Street.

Ledell Zellers, 510 N. Carroll Street was registered in opposition and wish to speak but had to leave before this matter was discussed.

Speaking neither in support nor opposition to the proposed planned unit development were Douglas Paterson, 619 E. Johnson Street and Roland Pagano, 629 E. Johnson Street, Madison and PO Box 18, Belleville.

Registered in support and available to answer questions was Helen Bradbury, Stone House Development, 321 E. Main Street.

Registered in support but not wishing to speak were: Judith Strand, 745 Jenifer Street; Kari Becker, 805 Sauk Ridge Trail; Sonya Newenhouse, 1425 Rutledge Street; Steven Maerz, 638 E. Mifflin Street; Patrick McDonnell, 441 N. Paterson Street, representing the Tenney-Lapham Neighborhood Association, and; Anne Arnesen, 920 Castle Place.

Registered in opposition and available to answer questions was Aleen Tierney, 627 E. Gorham Street.

Registered in opposition but not wishing to speak were: Michelle Martin, 2217 Superior Street; Terrance Knoll, 740 E. Johnson Street; Kara Jo Meyer, 352 E. Johnson Street #1, and; James Westring, 1132 Drake Street.

5. [13963](#)

Creating Section 28.06(2)(a)3425. of the Madison General Ordinances rezoning property from R5 General Residence District and C2 General Commercial to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3426. 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 4 Buildings and Construct Mixed-Use Building with 26 Multi-family units and 11,700 Square-Foot Commercial Space; 12th Aldermanic District: 1900-1916 East Washington Avenue.

This matter was referred pending a recommendation by the Urban Design Commission.

**A motion was made by Kerr, seconded by Sundquist, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.**

### Conditional Use/ Demolition Permits

6. [14541](#)

Consideration of a major alteration to an existing conditional use to allow addition of an outdoor eating area at an existing hotel at 5109 West Terrace Drive. 17th Ald. Dist.

The Plan Commission found that the standards could be met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions was Chad Stauffacher, 5109 West Terrace Drive.

- 7. [14542](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence at 5714 Old Sauk Road. 19th Ald. Dist.

The Plan Commission found that the standards could be met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions was the applicant, David Knoche, 5806 Old Sauk Road.

- 8. [14543](#) Consideration of a major alteration to an existing conditional use to allow an addition to a single-family residence on a lakefront lot at 5324 Lake Mendota Drive. 19th Ald. Dist.

The Plan Commission found that the standards could be met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions was J. Randy Bruce, Knothe Bruce Architects, LLC, 7601 University Avenue, Middleton, representing the applicants, Don and Susan Lauffer.

- 9. [14544](#) Consideration of a conditional use to allow construction of a 99,725 square-foot retail building and creation of a planned commercial site at 2101-2115 East Springs Drive. 17th Ald. Dist.

The Plan Commission found that the standards could be met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions were: Juliette Wegner, Steinhafel's Furniture, W231 N1013 CTH F, Waukesha, the applicant and; Alan Theobald & Larry Stone, Iconica, 901 Deming Way and Paul Skidmore, 13 Red Maple Trail, both representing Steinhafel's.

**Land Division**

- 10. [14545](#) Approving a Certified Survey Map of property owned by Converse H. Blanchard located at 2017-2021 Van Hise Avenue, University Heights Historic District. 5th Ald. Dist.

The Plan Commission granted approval of the proposed land division subject to the comments and conditions contained in the Plan Commission materials.

**A motion was made by Basford, seconded by Kerr, 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 request and available to answer questions was Ron Trachtenberg, Murphy Desmond, SC, 33 E. Main Street, Suite 5000, representing the applicant, C. H. Blanchard, 2021 Van Hise Avenue, who was also registered in support and available to answer questions.

**Zoning Text Amendment**

- 11. [13969](#) Amending Secs. 28.08(7)(b)5. and 28.08(12)(b)2.; and creating Secs.

28.08(2)(b)8.l., 28.08(9)(b)7.e., and 28.08(11)(b)7.e. of the Madison General Ordinances to allow farmers markets in all residential districts as a permitted accessory use in parking lots of non-residential uses.

The Plan Commission recommended adoption of a substitute ordinance making these farmers markets conditional uses instead of accessory uses as drafted.

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

Speaking neither in support nor opposition to the proposed text amendment was Amy Kinast, 5018 Tomahawk Trail, representing Foodshed Markets.

## BUSINESS BY MEMBERS

None

## COMMUNICATIONS

Basford noted that he recieved an e-mail for an agent on item #4 (13960).

## SECRETARY'S REPORT

Brad Murphy noted the upcoming matters for the next two Commission meetings.

### Upcoming Matters - May 18, 2009

- (Tentative) 430 South Thornton Avenue et al - R4 to PUD-GDP-SIP to relocate existing 2-unit building and construct underground parking and a new 2-unit
- (Tentative) 1148 Jenifer Street - R4L to PUD-GDP-SIP for relocated 2-unit from South Thornton Avenue onto vacant property
- 12002 Old Sauk Road - Temp. A to R1 and the Preliminary Plat of Pope Farm Estates, creating 12 single-family lots, 2 public school lots, and 3 outlots
- 1308 West Dayton Street - PUD-GDP to PUD-SIP for the final plans for the new Union South complex
- 6410-6422 Millpond Road - Temp. A to C2 to allow for a change in signage
- 408 West Gorham Street - Conditional use for an outdoor eating area for a restaurant
- 322 West Johnson Street - Conditional use for an outdoor eating area for a restaurant
- 10004-10202 Mid Town Road - Conditional use to construct regional sanitary sewer lift station and remove temporary lift station

### Upcoming Matters - June 1, 2009

- 214 North Hamilton Street - R6 to C2 to provide the property with conforming zoning district
- 5922 Lien Road - PUD-GDP to PUD-GDP re-approving the GDP for multi-family housing in the Village at Autumn Lake PUD
- 6234 South Highlands Avenue - CSM to create two single-family lots, including one deep residential lot (referred from April 6, 2009 meeting)

## ANNOUNCEMENTS

None

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**A motion was made by Boll, seconded by Basford, to Adjourn at 9:30 p.m. The motion passed by voice vote/other.**