



# City of Madison

## Meeting Minutes - Final

### PLAN COMMISSION

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

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Monday, November 20, 2006

5:30 PM

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

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## ROLL CALL

**Present:** Brenda K. Konkol, Lauren Cnare, Kenneth Golden, Nan Fey, Brian W. Ohm, James C. Boll, Michael Forster Rothbart and Kelly A. Thompson-Frater

**Absent:** Albert Lanier

**Excused:** Sarah Davis, Judy Bowser and Ruth Ethington

*Fey was chair for this meeting.*

*Staff present: Mark Olinger, Secretary; Archie Nicolette, Jule Stroick, Brad Murphy & Tim Parks, Planning Unit; Dan McCormick, Traffic Engineering Division.*

## MINUTES OF THE MEETING of November 6, 2006

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

## SCHEDULE OF MEETINGS

*Regular Meetings: December 4, 18, 2006; January 8, 22; February 5, 19, 2007.*

## ROUTINE BUSINESS

1. [04830](#) Designating the northeast two acres of the City owned parcel located at 452 South Point Road as the location for Fire Station No. 12. (9th AD)  
**A motion was made by Konkol, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
2. [04838](#) Accepting an Offer to Purchase from Marquell Real Estate LLC for a portion of surplus City-owned right-of-way located at intersection of East Washington Avenue and Sparkle Court. 2nd Ald. Dist.  
**A motion was made by Boll, seconded by Ohm, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
3. [04876](#) Authorizing the Mayor and City Clerk to execute a lease with Community Action Coalition of South Central Wisconsin, Inc. for a parcel of land located within Marlborough Park for use as community gardens, and authorizing the termination of the existing lease with Dunn's Marsh Neighborhood Association, Inc. 10th Ald. Dist.

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

**NEW BUSINESS**

- 4. [04869](#) Authorizing the Mayor and City Clerk to execute an intergovernmental agreement with Dane County, the Town of Springfield, Town of Westport, Village of Waunakee and City of Middleton concerning the North Lake Mendota Parkway.  

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

**Absent:** 1 - Lanier

**Excused:** 2 - Davis, Bowser and Ethington

**Recused:** 1 - Ohm

**Aye:** 6 - Konkel, Cnare, Golden, Boll, Forster Rothbart and Thompson-Frater

**No:** 0 -

**Non Voting:** 1 - Fey
  
- 5. [04958](#) Plan Commission sponsorship of the introduction of a zoning map amendment of the former Water Utility office property located at 523 East Main Street. 2nd Ald. Dist. (Tentative item)  

A motion was made by Boll, seconded by Forster Rothbart, to Receive Place on File. The motion passed by acclamation.

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

**Neighborhood Plan**

- 6. [04720](#) SUBSTITUTE - Adopting the Hiestand Neighborhood Plan and recommendations contained in the plan. (3rd Ald. Dist.)  

*The Plan Commission recommended approval with the revisions recommended by the Pedestrian, Bicycle, Motor Vehicle Commission and Long Range Transportation Planning Commission and the addition of a third item under proposed subsection #5 of the "Traffic Engineering Division" section of the final resolved clause in the approving resolution that reads:*

*-"Developing a bike route or sidewalk on the south side of Highway 30 from Highway 51 to Swanton Road, with a crosswalk at the intersection of Highway 51 and the Highway 30 on-ramps."*

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

*Speaking in support of the neighborhood plan were Sue Hanks, 5026 Violet Lane and Beth Esser, 5113 Violet Lane, both representing the Hiestand Neighborhood Association/ Steering Committee.*

*Registered in support and available to answer questions was Margaret Parks, 5 Kurt Drive, representing the Hiestand Neighborhood Association/ Steering Committee.*

**Zoning Map Amendments**

7. [04669](#) Creating Section 28.06(2)(a)3231. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to C3L Commercial Service and Distribution District. Proposed Use: Convert Warehouse Into Church; 17th Aldermanic District: 1502 Parkside Drive.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*

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

**Absent:** 1 - Lanier

**Excused:** 2 - Davis, Bowser and Ethington

**Recused:** 1 - Thompson-Frater

**Aye:** 6 - Konkel, Cnare, Golden, Ohm, Boll and Forster Rothbart

**No:** 0 -

**Non Voting:** 1 - Fey

*Registered in support of the zoning map amendment and available to answer questions were Bill Lee, 5718 Pembroke Drive and Pastor Ernest D. Winters I, 3410 High Road, Middleton, both representing the applicant, Christ the Solid Rock Baptist Church.*

8. [04674](#) Creating Section 28.06(2)(a)3229. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3230. 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 Existing Structure and Build 76 Unit Apartment Building; 6th Aldermanic District: 301 South Ingersoll Street.

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

- That project not be recorded until such time as the developer has received WHEDA financing to ensure the project's status as an affordable rental project.*
- That the developer submit proof of financing for the project prior to recording.*
- That this approval shall apply to a rental project containing a minimum of 80% percent of its total units as affordable to families earning 60% of the Area Median Income or less.*
- That the developer dedicate an avigation easement to Dane County as requested in the letter to the Plan Commission from Rodney Knight, dated November 20, 2006.*

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

*Speaking in support of the project were: Richard Arnesen, Stonehouse Development, 321 W. Main Street; J. Randy Bruce, Knothe & Bruce Architects, 7601 University Avenue, Middleton, representing Stonehouse, and; Marsha Rummel, 1339 Rutledge Street #2, representing the Marquette Neighborhood Association.*

*Registered in support and available to answer questions was Helen Bradbury, Stonehouse Development, 321 W. Main Street.*

9. [04682](#) Creating Section 28.06(2)(a)3227. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3228. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Build 5 Buildings With 140 Condo Units, 63 Rental Units, 100,673 Square Feet of Commercial Space; 6th Aldermanic District: 2340, 2416, 2504 & 2507 Winnebago Street.

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

### Conditional Uses/Demolition Permits

10. [04940](#) Consideration of a conditional use located at 1814 Waunona Way for a new garage on a lakeshore lot. 14th Ald. Dist.

*The Plan Commission referred this matter to give the applicant and a concerned neighbor an opportunity to discuss the proposed detached garage.*

A motion was made by Golden, seconded by Konkel, to Rerefer to the PLAN COMMISSION, due back on December 18, 2006. The motion passed by acclamation.

*Speaking in support of the proposed conditional use was the applicant, Dick Gartner, 1814 Waunona Way.*

*Speaking in opposition to the proposed conditional use was Brad Pommerening, 1816 Waunona Way.*

### Zoning Text Amendments

11. [04662](#) Creating Section 28.10(4)(c)67. of the Madison General Ordinances to allow adult day care facilities as a permitted use in the M1 Districts.

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

## Subdivision

12. [02533](#) Approving a Certified Survey Map of property owned by Raymond Management Company at 8102 Watts Road. 9th Ald. Dist.
- A motion was made by Boll, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.**
- There were no registrants on this item.*

## BUSINESS BY MEMBERS

*Thompson-Frater asked when the Plan Commission would be discussing the Neighborhood Services and Development Review Process Staff Team reports included in the Commission materials. Brad Murphy noted that Plan Commission members were invited to the meeting at the Downtown Library on November 28, 2006 to discuss the reorganization of the Department of Planning and Development. Mr. Murphy also noted that the ordinances implementing the proposed reorganization were referred to the Plan Commission for consideration at an upcoming meeting.*

*Ald. Konkell asked when the Plan Commission briefing on the Allied Drive planning process was scheduled. Mark Olinger indicated that the briefing was tentatively scheduled for the December 18 Commission meeting. Ald. Golden expressed his desire for the Plan Commission briefing to be held in the Allied Drive neighborhood and questioned whether the briefing should be held on December 18.*

*Ald. Golden also expressed concerns about the proposed large-scale retail development proposed in Sun Prairie in the southwestern quadrant of US Highway 151 and CTH C/ Hoepker Road. In particular, Ald. Golden wondered what impact the proposed development would have on Metropolitan Planning Organization traffic projections and indicated that he would be sending a letter to Bob McDonald at the MPO asking him to address this issue. He also questioned whether correspondence should be sent from the City of Madison to the City of Sun Prairie outlining City of Madison's concerns about the development.*

## COMMUNICATIONS

*None.*

## SECRETARY'S REPORT

*Brad Murphy gave the Commission a brief summary of upcoming matters prior to the beginning of the public hearing.*

## UPCOMING MATTERS - December 4, 2006 Meeting

- Public hearing on Resolution adopting Cherokee Special Area Plan
- 702 North Midvale Boulevard - Amend PUD, "Hilldale," mixed-use and building demolition
- 5701 Femrite Drive - C3 to M1, building demolition, woodchip business
- 4922 Lake Mendota Drive - Demolish/build new house on lakeshore lot
- 8201 Flagstone Drive - Condominium project
- 6001 Canyon Drive - Condominium project
- Second Addition to Hawk's Creek final plat
- 1601 Gilson Street - C3 to PUD, mixed-use and building demolition

**UPCOMING MATTERS - December 18, 2006**

- Ordinance creating "Neighborhood Conservation District"
- 1501 Monroe Street - PUD-GDP, mixed-use/condominium project

**ANNOUNCEMENTS**

*None.*

**ADJOURNMENT**

A motion was made by Boll, seconded by Cnare, to Adjourn at 7:50 P.M. The motion passed by acclamation.