



City of Madison

Meeting Minutes - Approved

PLAN COMMISSION

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

Monday, December 3, 2007

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 9 -

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

Absent: 1 -

Tim Gruber

Fey was Chair for the meeting. Ald. Gruber arrived during the discussion of Appointments.

Staff present were Brad Murphy and Kevin Firchow, Planning Division.

MINUTES OF THE November 19, 2007 MEETING

Minutes were approved subject to the following changes:

-That agenda Item 7 be revised to note that James Boll was non-voting and that Michael Basford voted Aye.

-That agenda Items 7 and 8 be revised to clarify the second condition of approval. The condition should read "That City Engineering shall review and approve a stormwater / mitigation plan as part of the plans submitted for demolition and any replacement structure."

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

Ayes: 6 -

Tim Gruber; Judy K. Olson; James C. Boll; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Abstentions: 3 -

Lauren Cnare; Julia S. Kerr and Judy Bowser

Non Voting: 1 -

Nan Fey

Registered in opposition to the minutes and available to answer questions was Richard Stockwell, 14 Park Place.

SCHEDULE OF MEETINGS

December 17, 2007; January 14 & 28, 2008

APPOINTMENTS

James Boll was appointed to Joint Southeast Campus Area Committee.

ROLL CALL

Present: 10 -

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

ROUTINE BUSINESS

1. [07795](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for the reconstruction of Siggelkow Road from Marsh Road to Catalina Road related to Siggelkow Road Engineering Project No. 53W0324. (16TH AD)

A motion was made by Boll, 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.

Registered in support was Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.

2. [08070](#) Amending the Master List of Street Names and Designations and amending the City Engineers Street Numbering Map (Official Map), referred to in Sections 10.34(1) and 10.35, Madison General Ordinances. Changing the existing name of Whenona Drive to Cochise Trail from Clover Court to the existing north terminus at vacated Whenona Drive, also being the Daisy Drive Bike Path and Marlborough Park Bike Path Spur at Marlborough Park.

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

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments

3. [07736](#) Creating Section 28.06(2)(a)3318. 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)3319. 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 Houses to Construct 14-Story, 162-Unit Apartment Building; 8th Aldermanic District: 1022 West Johnson Street.

This matter was referred to allow the applicant time to resolve relocation plans for the existing structures and to provide a plan for additional moped parking on the site.

The approved motion was a substitute motion that replaced an earlier motion by Olson, seconded by Boswer, to refer the item to the Urban Design Commission to further consider the design and materials used on the top of the building. On a motion by Olson and seconded by Cnare, the substitute replaced the original motion by the following vote: Aye: Cnare, Bowser, Kerr, Whitaker, Boll, and Olson; Nay: Basford and Heifetz; Abstain: Gruber; Non-Voting: Fey. (6-2)

A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by the following vote:

Ayes: 8 -

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

Abstentions: 1 -

Tim Gruber

Non Voting: 1 -

Nan Fey

Speaking in support of the project was applicant John Leja, 5603 Surrey Lane, Waunakee. Speaking in support and representing the applicant were Steve Silverberg, 448 W Washington Avenue; J. Randy Bruce, 7601 University Avenue; and Bill White, 2798 Lakeland Avenue. Also speaking in support were Wynn Davies, 537 Caromar Drive, representing the Francis Wayland Foundation; Gary Brown, 6709 Gaylord Nelson Road, Middleton; representing Luther Memorial Church; and Douglas Swiggum, 2802 King James Way, Fitchburg, representing Luther Memorial Church.

Registered in support and not wishing to speak were Lee Powell, 505 Leonard Street and Rosemary Lee, 111 W Wilson Street.

Registered in opposition and not wishing speak was Carolyn Freiwald, 1442 Williamson Street; Lawrence Lester 2657 Milwaukee Street; and Michael Bridgeman 106 S Franklin Street, representing the Madison Trust for Historic Preservation.

4. [07762](#)

Creating Section 28.06(2)(a)3322. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) and PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) and creating Section 28.06(2)(a)3323. 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 (Specific Implementation Plan) District. Proposed Use: Erect 50-Foot Tall Antenna on Top of Public Safety Building; 4th Aldermanic District: 115 West Doty Street.

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

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

Registered in support and wishing to speak was John Welch, 3303 Stone Creek Circle, representing Dane County Public Works and Rosemary Lee, 111 W Wilson Street.

Registered in support and available to answer questions was Dave Janda, 115 West Doty Street, representing Dane County Emergency Management.

- 5. [07763](#) Creating Section 28.06(2)(a)3324. of the Madison General Ordinances rezoning property from Temp M1 Limited Manufacturing District to M1 Limited Manufacturing District and creating Section 28.06(2)(a)3325. of the Madison General Ordinances rezoning property from Temp M1 Limited Manufacturing District to W Wetland District and creating Section 28.06(2)(a)3326. of the Madison General Ordinances rezoning property from Temp M1 Limited Manufacturing District to A Agriculture District. Proposed Use: 22 Commercial (Industrial Lots & 3 Outlots); 16th Aldermanic District: 4131 Marsh Road.

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

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

Subdivision

- 6. [08292](#) Approving the preliminary plat of Tradesmen Industrial Park Located at 4131 Marsh Road. 16th Ald. Dist.

A motion was made by Bowser, 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 byvoice vote/other.

The following were registered for items 5 and 6:

Registered in support and wishing to speak was Ron Trachtenberg; 33 East Main Street, Suite 500, representing the applicants, QRS Company & Gallina Investments. Also registered in support of the project was Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.

Land Divisions

- 7. [08293](#) Consideration of a Certified Survey Map within the City's Extraterritorial Review Jurisdiction creating two lots at 3006 Shady Oak Lane, Town of Verona.

The Commission found that the agricultural extraterritorial land division criteria 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.

Registered in support and available to answer questions was Chuck Heath, 3006 Shady Oak Lane, Verona.

- 8. [08294](#) Approving a Certified Survey Map of the Oak Park MHC, LLC property located at 3901 Packers Avenue. 12th Ald. Dist.

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

A motion was made by Cnare, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER . The motion passed byvoice vote/other.

Registered in support and available to answer questions was Kate Stalker, 2033 Rutledge Street, representing the applicant.

Zoning Text Amendments

- 9. [07732](#) Amending Sections 28.11(3)(k) of the Madison General Ordinances to cap the number of parking spaces at one space for each two hundred fifty (250) square feet of gross floor area for certain uses and amending Section 28.08(2)(c)5., creating Sections 28.08(5)(c)16., (6)(c)14., (7)(c)14., (8)(c)3., and (11)(c)15., 28.085(2)(c)5. and (5)(c)6., amending Section 28.09(2)(c)8., creating Section 28.09(5)(c)22., amending Section 28.10(4)(d)11., and creating Sections 28.10(4)(d)33. and (6)(d)8. of the Madison General Ordinances to create a conditional use for exceeding the maximum number of parking spaces.

The Plan Commission recommended that the Common Council rerefer this zoning text amendment to the Plan Commission and the following bodies: Long Range Transportation Planning Commission, Pedestrian/Bicycle/Motor Vehicle Commission, Transit and Parking Commission, Commission on People with Disabilities, and the Urban Design Commission.

A motion was made by Gruber, seconded by Olson, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed byvoice vote/other.

- 10. [07768](#) Amending Section 28.11(3)(l)5.d. of the Madison General Ordinances to modify the minimum number of parking spaces required for certain uses.

A motion was made by Gruber, seconded by Bowser, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - RECESSED PUBLIC HEARING- That a substitute ordinance be adopted requiring a minimum of 2.5 parking spaces be provided for each 1,000 square feet of gross floor area for business and professional offices.

The motion passed by the following vote:

Ayes: 8 -

Lauren Cnare; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford; Beth A. Whitaker; Tim Gruber and Michael G. Heifetz

Noes: 1 -

Julia S. Kerr

Non Voting: 1 -

Nan Fey

The following were registered for items 9 and 10:

Speaking in neither support nor opposition was Carole Schaeffer, 282 Alpine Meadow Circle, Oregon, representing Smart Growth Madison.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

Nan Fey noted that members of the Plan Commission received an email from Smart Growth Madison. This correspondence has been provided to staff. Ald. Cnare noted that she and other Plan Commission members recieved a packet from the applicant of 1022 W. Johnson Street.

SECRETARY'S REPORT

Brad Murphy presented the upcoming meeting schedule.

Upcoming Matters - December 17, 2007

- 301 North Hamilton Street (Block 258), R6/C1 to PUD-GDP and demolish 6 buildings for future construction of 70-unit apartment building
- 702 North Midvale Boulevard, PUD-SIP to Amended PUD-GDP-SIP, to construct a 140-room hotel in place of previously approved 90-unit condo
- 630 West Mifflin Street, M1 to R6 and conditional use to remodel existing warehouse for use as UW Arts Department studios
- 12003 Mineral Point Road revised, Temp A to R1 & R4/Preliminary Plat with 159 single-family lots, 2 multi-family lots, and 5 outlots
- 733 CTH M, Temp A to PUD-GDP to allow future construction of 65 apartment units
- 5714-5806 Old Sauk Road, CSM, deep residential lot to create 3 lots from 2 existing parcels
- 1501 Monroe Street, Demolish commercial building and construct a 5-story, 48-room hotel
- 420 Henry Mall, Conditional use for UW Biochemistry addition
- 5132 Spring Court, Conditional use for a detached garage on a lakefront parcel

Upcoming Matters - January 14, 2008

- 119-25 North Butler Street et al, R6 to PUD-GDP, demolish/relocate 3 house to construct an apartment building
- 520 East Johnson Street, R5 to PUD-GDP, relocated house from North Butler Street

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Boll, seconded by Bowser, to Adjourn at 8:30 P.M. The motion passed byvoice vote/other.