



# City of Madison Meeting Minutes PLAN COMMISSION

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

*Nancy E. Fey, Chair; Judith A. Bowser, Vice-Chair; Ald. Brenda K. Konkel;  
Ald. Jean M. MacCubbin; Ald. Paul J. Van Rooy; Brian W. Ohm; Sarah Davis;  
James C. Boll; Charles S. Thimmesch; Michael Forster Rothbart; Albert Lanier*

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Monday, March 21, 2005

5:30 PM

210 MLKJ BLVD RM 201 (CCB)

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## ROLL CALL

**Present:** Konkel, MacCubbin, Van Rooy, Nan Fey, Ohm, Davis, Boll, Forster Rothbart and Lanier III

**Excused:** Judy Bowser, Thimmesch and Ruth Ethington

*Staff Present: Bill Roberts, Michael Waidelich, Planning Unit; Jim Voss, City Attorney's Office.*

## MINUTES OF THE MARCH 7, 2005 MEETING

**A motion was made by Ald. Van Rooy, seconded by Ald. MacCubbin, to Approve the Minutes as amended. The motion passed by acclamation.**

*- Additional language added for Number 9 Substitute Ordinance 00027 - 302 East Hill Parkway reads as follows:*

*- Thimmesch inquired "I was wondering if it wouldn't be appropriate and friendly to clarify that the Urban Design Commission shall have no more review of this project?" Chair Bowser responds "I think it's now in the record."*

*- Ald. Holtzman was present and spoke to a memo he had prepared and distributed at the beginning of the meeting regarding action taken on this item and other items relating to the Urban Design Commission. It was agreed that the matters raised in Ald. Holtzman's memo would be discussed at a future joint meeting of the Urban Design Commission and Plan Commission. Jim Voss was present and responded to questions.*

## SCHEDULE OF MEETINGS

Regular Meetings: April 4, 18; May 2, 16, 2005

Comprehensive Plan Working Sessions: March 28 (Parks Conference Room 120 MMB); April 7, 2005 (Room 300 MMB)

## ROUTINE BUSINESS

1. [00741](#) Adopting a Revised Relocation Order for the acquisition of Plat of land interests required for improvements for East Washington Avenue Segment 2 Reconstruction from Dickinson Street to Second Street (including North & South First Street from Winnebago Street to East Johnson Street and the East Washington Avenue Bridge over the Yahara River), being located in the Northeast 1/4 of Section 13, Town 7 North, Range 9 East, and part of the

Southwest ¼ of Section 6 and part of the Northwest ¼ of Section 7, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin and authorizing the Mayor and City Clerk to sign all necessary documents necessary to accomplish the acquisition of land interests.

**A motion was made by Ald. Van Rooy, seconded by Ald. MacCubbin, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**

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

### **Neighborhood/Land Use Plan Amendment**

2. [00640](#) Amending the Sprecher Neighborhood Development Plan, an element of the City of Madison Master Plan, to revise the recommendations for the Rustic Acres subdivision area located south of Milwaukee Street and west of Sprecher Road. 3rd Ald. Dist.
- Recommend adoption with the understanding that the amendment map will be revised so that conceptual roadway alignments do not interfere with existing homes.*
- An amendment to the main motion was made by Davis, seconded by Ald. MacCubbin to amend the plan to recommend a low-medium density rather than medium density designation in certain areas. The motion failed on a voice vote.*
- A subsequent motion by Forester Rothbart, seconded by Ald. Konkel to direct City staff to create a new map, to add to the Sprecher Neighborhood Plan, that shows primary bicycle and pedestrian facilities planned in the neighborhood, with text recommendations as appropriate. The motion passed by acclamation. A neighborhood development plan amendment to incorporate this map will be considered at a future Plan Commission meeting.*
- A motion was made by Ald. Van Rooy, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:**
- Excused:** 2 - Bowser, Thimmesch and Ethington
- Aye:** 7 - Konkel, MacCubbin, Van Rooy, Ohm, Boll, Forster Rothbart and Lanier III
- No:** 1 - Davis
- Non Voting:** 1 - Fey
- Michael Waidelich presented an overview of the Plan, and responded to questions. Registered and speaking in opposition were Don Gilbertson, 4585 Sprecher Rd.; and Randy Gaber, 402 Rustic Dr.*
3. [00641](#) Amending the Nelson Neighborhood Development Plan, an element of the City of Madison Master Plan, to revise the land use recommendation for the properties along the south frontage of High Crossing Boulevard. 17th Ald. Dist.
- A motion was made by Ald. Van Rooy, seconded by Ald. MacCubbin, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:**

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

**Aye:** 7 - Konkel, MacCubbin, Van Rooy, Ohm, Davis, Boll and Forster Rothbart

**No:** 0 -

**Abstain:** 1 - Lanier III

**Non Voting:** 1 - Fey

**Zoning Map Amendments/Subdivisions**

- 4. [00405](#) Creating Section 28.06(2)(a)3064 of the Madison General Ordinances rezoning property from C2 General Commercial District to C3 Highway Commercial District. Proposed Use: Future Commercial Development. 17th Ald. Dist., 5401 and 5425 High Crossing Boulevard.

*Recommend adoption subject to conditions contained in the Plan Commission packet with a revision to condition number 4 of the Planning Unit Report to read that:*

*The neighborhood will have an opportunity to review detailed development plans for compliance with conditions outlined in the letter dated February 16, 2005 from Gorman & Company, Inc. to Ms. Katie Colbert, President High Crossing Neighborhood Association. Detailed development plans for these properties shall be reviewed and approved by the Planning Unit Director following the neighborhood meeting prior to the issuance of any building permits. A deed restriction to this effect in a form approved by the City Attorney shall be place on the properties.*

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

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

**Aye:** 7 - Konkel, MacCubbin, Van Rooy, Ohm, Davis, Boll and Forster Rothbart

**No:** 0 -

**Abstain:** 1 - Lanier III

**Non Voting:** 1 - Fey

*Registered and speaking in support were Katie Colbert, representing the High Crossing Neighborhood Association. Registered in support and asking for a minor change to the Planning Unit Report's condition number 4 was Jim Busse, 5012 Maywood Rd., Monona, representing Gorman & Co.*

- 5. [00573](#) Creating Section 28.06(2)(a)3075 of the Madison General Ordinances rezoning property C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3076 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: Addition to Single Room Occupancy From 7 to 15 Units; 6th Aldermanic District: 1051-1053 Williamson Street

*letter from the Third Lake Ridge City Homes.*

*An amendment to the main motion by Ald. Konkel seconded by Forster Rothbart to include the provision that any alteration of the use of the front first floor space will require a major alteration of a PUD-SIP. The motion passed by acclamation.*

**A motion was made by Ald. MacCubbin, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

*Registered and speaking in support were Jim Glueck, 116 N. Few St., representing Tellurian UCAN; and Audrey Lesondal, 1037 Williamson St., representing the Third Lake Ridge Condominium Association. Registered in support and available to answer questions were Ald. Judy Olson, 518 Clemons, representing District 6; and Mitch Vesaas, 4254 Sprecher Rd., representing Tellurian UCAN.*

- 6. [00575](#) Creating Section 28.06(2)(a)3067 of the Madison General Ordinances rezoning property from Temp A Agriculture to R2S Single-Family Residence District and creating Section 28.06(2)(a)3068 of the Madison General Ordinances rezoning property from Temp A Agriculture to R3 Single-Family and Two-Family Residence District and creating Section 28.06(2)(a)3069 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District; Proposed Use: 108 Residential Lots & 6 Outlots; 16th Aldermanic District: 4949 Meinders Road

*Rerefer to Plan Commission.*

**A motion was made by Ald. Van Rooy, seconded by Davis, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the COMMON COUNCIL. The motion passed by acclamation.**

- 7. [00820](#) Consideration of a Preliminary Plat known as Owl Creek Subdivision located on Meinders Road - east of Highway 51, south of Voges Road. 16th Ald. Dist.

**A motion was made by Ald. Van Rooy, seconded by Davis, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**

- 8. [00826](#) Consideration of a Certified Survey Map of the Frances property located in the 200 Block of Nygard Street. Town of Madison

**A motion was made by Ohm, seconded by Ald. MacCubbin, to Approve. The motion passed by the following vote:**

- Excused:** 2 - Bowser, Thimmesch and Ethington
- Aye:** 7 - Konkel, MacCubbin, Van Rooy, Ohm, Davis, Boll and Forster Rothbart
- No:** 0 -
- Abstain:** 1 - Lanier III
- Non Voting:** 1 - Fey

*Registered in support was Mark France, 220 Nygard St., Madison.*

**Conditional Uses/Demolition Permits**

9. [00821](#) Consideration of a conditional use at 301-325 Olin Avenue for a municipal swimming pool. 13th Ald. Dist.
- The Plan Commission determined that the conditional use standards could be met and approved the conditional use request subject to the conditions contained in the Plan Commission packet.*
- A motion was made by Ald. Van Rooy, seconded by Boll, to Approve. The motion passed by acclamation.**
- Registered and speaking in support was Jim Morgan, Superintendent of Parks. Registered in support and available to answer questions were Bill Bauer, 4206 Mandrake; Dean Mueller, 100 Park Ave., Beaver Dam; Brian Julius, 2901 International Ln. Ste. 300, all representing City of Madison Parks Division; Helen Kitchel, 225 Potter St. ; and Randall L. Glysch, 1010 Grover St., representing Ad Hoc Swimming Pool Committee.*
10. [00822](#) Consideration of a conditional use located at 2906 Perry Street for a contractors office in an existing building. 14th Ald. Dist.
- The Plan Commission determined that the conditional use standards could be met and approved the conditional use request subject to the conditions contained in the Plan Commission packet.*
- A motion was made by Ald. Van Rooy, seconded by Davis, to Approve. The motion passed by acclamation.**
11. [00823](#) Consideration of a conditional use located at 1002 South Whitney Way to allow auto sales as part of an auto-service business. 1st Ald. Dist.
- The motion included the direction that the applicant work with the adjacent property owners and Traffic Engineering staff to produce an overall acceptable access plan and parking lot design while enhancing the design and landscaping on the site prior to the matter returning to the Plan Commission.*
- An earlier motion by Boll seconded by Ald. MacCubbin to place this on file without prejudice was withdrawn. The main motion amended the original motion by Ald. Konkel seconded by Ohm to approve the application subject to the conditions contained in the Plan Commission packet.*
- A motion was made by Ald. Van Rooy, seconded by Ald. MacCubbin, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
- Registered and speaking in support were Yomi Jarrett, representing Eddie's Automotive; Bob Sieger, 73 White Oaks; Larry Sain; and Ald. Ronn Ferrell, District 1. Registered in support but not wishing to speak was Ernestine Moss, 2101 Post Rd. # 106. Registered and speaking in opposition were Joel Weitz, 5501 West Beltline Hwy., representing Vitense Golfland, Copper Top Restaurant and El Mercado; Jack Sherman, 6001 Piping Rock Rd., representing the Greentree Neighborhood Association; and Earl T. Gritton, 6334 Shoreham Dr., representing the Greentree Neighborhood Association. Registered in opposition but not wishing to speak was Jodi Sherman, 6001 Piping Rock Rd.*
12. [00824](#) Consideration of a conditional use located at 1415 Pflaum Road for an auto

Sales business in a vacant gas station/convenience store. 16th Ald. Dist.

**A motion was made by Ald. Van Rooy, seconded by Ald. MacCubbin, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**

*Registered in opposition were Bryan Ryan, 2620 S. Stoughton Rd.; Dick McGrath, 5412 Joylynn Dr.; Judy Compton, 6030 Fairfax; Greg McGuire, 5220 Camden Rd.; Carole McGuire, 582 Glenview; and Kathy Dustin, 709 Glenview Dr., representing the Glendale Neighborhood Association.*

13. [00825](#)

Consideration of a demolition permit application located at 2626 Commercial Avenue to demolish an existing house and build a new house on the site. 15th Ald. Dist.

*The Plan Commission approved the demolition subject to the conditions contained in the Plan Commission packet.*

*There was a friendly amendment by Davis, seconded by Ohm, that the applicant work with Planning Unit staff to determine the best location for the garage on this site. The motion passed by acclamation.*

**A motion was made by Forster Rothbart, seconded by Ald. MacCubbin, to Approve. The motion passed by acclamation.**

*Registered in support but not wishing to speak was George Phelan, 2618 Commercial Ave.*

## BUSINESS BY MEMBERS

*- It was requested that an item relating to the impact on recent annexations on police and fire service be added to the next Plan Commission agenda.*

*- In response to Ald. Holtzman's memo noted at the review of the minutes, Commission members asked that a time be set for a joint meeting between the Urban Design Commission and the Plan Commission for discussion of the relationship between the two commissions and related matters.*

*- It was suggested that the Commission determine a meeting date to look at the issue of Broom Street right-of-way as it relates to the recently approved "Capitol West" PUD-GDP.*

*- It was suggested that Traffic Engineering staff be present at Plan Commission meetings in order to respond to questions regarding traffic and parking lot issues.*

*- It was noted that the Commission will also be discussing the matter of the Capitol View provisions at a future session.*

## COMMUNICATIONS

*None.*

## SECRETARY'S REPORT

*Staff reviewed the upcoming matters as listed below.*

### Update on Zoning Text Amendment Staff Team activities

**Upcoming Matters - April 4 Meeting**

- 600 Block Jupiter Drive - nursing home/senior housing
- 3800 Block Atwood Avenue - drive-in add to Michaels Frozen Custard
- 333 West Mifflin Street - demolish house
- 4900 Pflaum Road - car sales
- Nelson Addition to Rustic Acres
- 4700 Jenewein Road - parking lot proposed Boys-Girls Club site

**Upcoming Matters - April 18 Meeting**

- 333 West Mifflin Street - PUD - Metro Place Phase 2
- 900 Block Williamson Street - relocate house to this site
- 400 Block West Doty Street - relocate house to this site
- "Pine Hill Farms" Plat - Valley View Road
- 2800 Atwood Avenue - replace gas station, add convenience store
- 5800 Block Odana Road - demolish car wash
- 7400 Mineral Point Road - outdoor eating area for existing restaurant

**ANNOUNCEMENTS**

*None.*

**ADJOURNMENT**

A motion was made by Ald. Van Rooy, seconded by Davis, to Adjourn at 9:15 p.m. The motion passed by acclamation.