



City of Madison

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

Monday, June 16, 2008

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 9 -

Eric W. Sundquist; Tim Gruber; Julia S. Kerr; Nan Fey; Judy K. Olson;
James C. Boll; Judy Bowser; Michael A. Basford and Beth A. Whitaker

Excused: 2 -

Lauren Cnare and Michael G. Heifetz

Fey was chair for the meeting.

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Bill Fruhling & Tim Parks, Planning Division;
Katherine Noonan, City Attorney's Office; Agustin Olvera, Housing Division, and; Ray Harmon, Mayor's
Office.

MINUTES OF THE June 2, 2008 MEETING

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

Excused: 2 -

Lauren Cnare and Michael G. Heifetz

Ayes: 7 -

Eric W. Sundquist; Tim Gruber; Judy K. Olson; James C. Boll; Judy
Bowser; Michael A. Basford and Beth A. Whitaker

Abstentions: 1 -

Julia S. Kerr

Non Voting: 1 -

Nan Fey

SCHEDULE OF MEETINGS

July 7, 21 and August 4, 18, 2008

Note: The July 7 meeting will begin at 5:00 p.m. to accommodate a presentation by the Zoning Code
re-write consultants.

SPECIAL ITEM OF BUSINESS

1. [10871](#)

Informational Presentation by Community Development Authority staff
regarding redevelopment of the Truax Park Apartments at Wright and
Anderson Streets.

Mark Olinger and Agustin Olvera gave a presentation and answered Plan Commission questions
regarding the Community Development Authority's proposed plans to redevelop the Truax Park
Apartments.

Speaking in support of the proposed redevelopment plan were Andy Heidt, 108 S. Mills Street, representing the CDA Truax Subcommittee and CDA Long-Range Planning Committee and Ald. Joe Clausius, 18 Clarendon Court, representing the 17th District.

Registered in support and available to answer questions was Stu Levitan, 4181 Cherokee Drive, Chair of the Community Development Authority.

UNFINISHED BUSINESS

- 2. [10891](#) Plan Commission review and approval of the restrictive covenant to govern the four-story, 48-room hotel to be constructed at 1501 Monroe Street; 13th Ald. Dist.

The Plan Commission approved the June 13, 2008 draft of the restrictive covenant with no additions or modifications.

A motion was made by Basford, seconded by Olson, to Approve. The motion passed by the following vote:

Excused: 2 -

Lauren Cnare and Michael G. Heifetz

Recused: 1 -

Julia S. Kerr

Ayes: 7 -

Eric W. Sundquist; Tim Gruber; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford and Beth A. Whitaker

Non Voting: 1 -

Nan Fey

Speaking in support of the restrictive covenant were: Ron Trachtenberg, Murphy Desmond, SC, 33 E. Main Street, Suite 500, representing the applicants, Bob & Debra Sieger; Catherine Hixon, 29 E. Wilson Street; Rosemary Lee, 111 W. Wilson Street; Michael Christopher, Dewitt, Ross & Stevens, 2 E. Mifflin Street, representing the Madison Chinese Christian Church, and; Ald. Robbie Webber, 2613 Stevens Street, representing the 5th District.

Registered in support and available to answer questions were the applicant, Bob Sieger, 1501 Monroe Street, and James Roper, 746 E. Gorham Street.

PUBLIC HEARING-6:00 p.m.

Note: The public hearing began at 6:40 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.

Neighborhood Plans

- 3. [09234](#) Adopting the *Regent Street - South Campus Neighborhood Plan* and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*.

The Plan Commission recommended adoption of the plan with the following plan revisions:

- That the map on Page 4-16 and the associated text be revised to clarify that the design criteria for the Southwest Bike Path to also apply to the railroad corridor extending to the northwest towards Campus Drive;
- That the Regent Street reconfiguration drawings on Pages 4-41 & 4-42 be revised to show an 11-foot lane width adjacent to the centerline and a 13-foot lane width at the curb to reflect current dimensions instead of the 12-foot width shown in the plan;
- That the design criteria on Page 4-20 be revised to reduce the minimum amount of windows required on the first floor facade from 75% to 60% or that buildings meet LEED daylighting standards.

A motion was made by Kerr, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Speaking neither in support nor opposition to the plan was Jody Shaw, Potter Lawson, Inc. 15 Ellis Potter Court, representing Fritz Properties in regard to 125 Randall Court.

4. [10480](#)

Adopting the Greenbush Neighborhood Plan and recommendations contained therein as a supplement to the City's adopted Comprehensive Plan. 13th Ald. Dist.

The Plan Commission recommended adoption of the plan with the following plan revision:

- That Page 24 of the plan be revised to remove or clarify the first full paragraph regarding bicycle suitability and sidewalks in the neighborhood.

A motion was made by Kerr, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Speaking in support of the neighborhood plan was Amy Rountree, 1315 Hoven Court, representing the Greenbush Neighborhood Association.

Zoning Map Amendments & Related/PUD Amendments/Subdivisions

5. [10417](#)

Creating Section 28.06(2)(a)3365. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and R4 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3366. 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: Allied Drive Neighborhood Redevelopment (CDA); 10th Aldermanic District: 4705-4713 Jenewein Road, 2317-2423 Allied Drive, and 4654 Crescent Road.

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

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

6. [10918](#)

Consideration of a demolition permit to allow 11 apartment buildings at 4705-4713 Jenewein Road and 2317-2423 Allied Drive to be demolished to facilitate the redevelopment of those properties. 10th 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 voice vote/other.

The following were registered in Items 5 & 6:

Speaking in support of the proposed redevelopment project was Mark Olinger, Executive Director of the Community Development Authority.

Speaking neither in support nor opposition to the project were Desmond C. Steward & Lina Trivedi, 2347 Allied Drive.

Registered in support and available to answer questions were: Stu Levitan, Chair, Community Development Authority, 4181 Cherokee Drive; Jim Klett, Eppstein Uhen Architects, 333 E. Chicago Street, Milwaukee, and Jerrod J. Brown, John Lichtenheld & Garrett Q. Perry, Schreiber Anderson Associates, 717 John Nolen Drive, all representing the Community Development Authority.

7. [10447](#)

Creating Section 28.06(2)(a)3363. of the Madison General Ordinances rezoning property from Temp A Agriculture to R1 Single-Family Residence District and creating Section 28.06(2)(a)3364. of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District.

Proposed Use: 39 Single-Family Lots, 1 Multi-Family Lot & 3 Outlots; 9th Aldermanic District: 626 Schewe Road.

This item was referred pending completion of an inclusionary dwelling unit plan gap analysis and waiver review.

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

8. [10872](#)

Approving the preliminary plat of Schewe Road Development located at 626 Schewe Road. 9th Ald. Dist.

This item was referred pending completion of an inclusionary dwelling unit plan gap analysis and waiver review.

A motion was made by Kerr, seconded by Basford, to Rerefer to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrants on these items. The applicants were aware of the referral.

9. [10879](#)

Consideration of an alteration to an approved Specific Implementation Plan (PUD-SIP) for the second phase of Hilldale at 702 North Midvale Boulevard to modify the plans for the hotel, retail, and parking along Hilldale Way. 11th Ald. Dist.

The Plan Commission approved the proposed alterations subject to the comments and conditions contained in the Commission materials.

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

Speaking in support of the proposed plan alterations was the applicant, Adam Fink, Joseph Freed & Associates, 220 N. Smith Street, Palatine, Illinois.

Speaking in opposition to the project was Sandra Endlich-Saul, 14 S. Hillside Terrace.

Registered in support of the project were Steve Uhlarik & Scott McLamore, Joseph Freed & Associates, 220 N. Smith Street, Palatine, Illinois, and Ray White, Dimension IV Architecture, 6515 Grand Teton Plaza, representing Freed & Associates.

10. [10905](#)

Approving the revised preliminary plat and final plat of Hilldale located at 702 North Midvale Boulevard and 4609 University Avenue. 11th Ald. Dist.

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

A motion was made by Boll, seconded by Basford, 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 subdivision were Adam Fink, Steve Uhlarik & Scott McLamore, Joseph Freed & Associates, 220 N. Smith Street, Palatine, Illinois, and Francis Thousand, Arnold & O'Sheridan, Inc., 1111 Deming Way, representing Freed & Associates.

Conditional Uses/ Demolition Permits

11. [10874](#) Consideration of a conditional use to allow a drive-up service window and an outdoor eating area for a coffeehouse in a converted retail building at 4302 East Washington Avenue. 17th 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 Kerr, seconded by Olson, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the project was Ald. Joe Clausius, 18 Clarendon Court, representing the 17th District.
- Speaking neither in support nor opposition of the project was Eric Hermansen, 721 Pulley Drive.
- Registered in support and available to answer questions was Jerry Bourquin, Dimension IV Architecture, 6515 Grand Teton Drive, representing the applicant, Tim Neitzel.
12. [10875](#) Consideration of a conditional use to grant up to a three-year extension for an existing temporary off-site accessory parking area at 1347 Fish Hatchery Road. 13th 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 Boll, seconded by Kerr, to Approve. The motion passed by voice vote/other.**
- Registered in support of the time extension and available to answer questions were the applicants, Jon Rozenfeld & Kristin McManmon, St. Mary's Hospital, 700 S. Park Street, and Harvey L. Temkin, 2313 Sugar River Road, Verona, representing St. Mary's Hospital.
13. [10876](#) Consideration of a conditional use and demolition permit to allow a fire-damaged convenience store to be razed, a new convenience store to be constructed, and a former gas station to be reopened at 2702 East Washington Avenue. 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 Boll, seconded by Gruber, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project was John W. Sutton, 104 King Street, representing the applicant, Farooq Shahzad.

BUSINESS BY MEMBERS

Judy Olson suggested that Commission members retain and bring back the printed materials on referred items in an effort to reduce paper consumption and that staff only provide members with any new materials for the next hearing. Nan Fey suggested that the Commission begin by retaining the materials on agenda items 7 & 8. Michael Basford suggested that the Commission could return the materials on referred items to Planning Division staff as is done with referred items at the Zoning Board of Appeals.

COMMUNICATIONS

Nan Fey provided Brad Murphy with a copy of an article to be sent to the entire Commission.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission meeting agendas.

Upcoming Matters - July 7, 2008

- 515 South Midvale Boulevard - PUD-GDP to PUD-SIP final plans to construct a mixed-use building with 100 apartments and retail
- 9114 Ancient Oak Lane - R2T/Y/Z to R2T and PP & FP for First Addition to Linden Park, replatting 57 single-family lots and 1 outlot
- 6403-6703 Femrite Drive - Temp A to M1 and PP creating 6 industrial lots and 3 outlots
- 6502 Town Center Drive - PUD-GDP to PUD-SIP final plan for medical/ dental office building
- 2008 Waunona Way - Demolish existing lakehouse and construct new lakehouse
- 4602 South Biltmore Lane - Conditional use for a chiropractic office in existing building
- 414 Grand Canyon Drive - Demolish former restaurant and construct two new commercial buildings
- 802 North Fair Oaks Avenue - Conditional use to construct addition to detached garage in excess of 576 square feet
- 615 North Lake Street - Conditional use to convert a former fraternity house into 3-unit apartment building
- 829 North Thompson Drive - Conditional use for addition to Well 29
- 2864 CTH T - Extraterritorial CSM creating two lots in Town of Sun Prairie
- 7433 Rolling Meadow Road - Extraterritorial CSM creating two lots in Town of Verona

Upcoming Matters - July 21, 2008

- 6001 Milwaukee Street - Temp A to R2T/R2Y/C/PUD-GDP, Preliminary Plat & Final Plat of Eastlawn creating 102 residential lots and 5 outlots
- 119-125 North Butler Street et al - PUD-GDP to PUD-SIP, final plans for 34-unit apartment building
- 520 East Johnson Street - PUD-GDP to PUD-SIP, final plan for relocated house from North Butler Street
- 1500 Williamson Street - Demolishing a second, nonconforming residence in rear yard
- (Tentative) Discussion on the definition of "demolition"

ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Boll, seconded by Bowser, to Adjourn at 8:10 p.m. The motion passed by voice vote/other.