



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, May 21, 2007

5:30 PM

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

ROLL CALL

Present: Tim Gruber, Lauren Cnare, Julia S. Kerr, Nan Fey, Sarah Davis, James C. Boll, Judy Bowser, Michael A. Basford, Kelly A. Thompson-Frater and Beth A. Whitaker

Excused: Brian W. Ohm

Fey was chair for the meeting.

Staff present: Mark A. Olinger, Secretary; Michael Waidelich & Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Arthur Ross, Traffic Engineering Division, and; Rebecca Cnare, Mayor's Office.

MINUTES OF THE May 7, 2007 MEETING

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

SCHEDULE OF MEETINGS

June 4, 18; July 9, 23, 2007

SPECIAL ITEMS OF BUSINESS

- Prior to the Public Hearing, the Plan Commission received a presentation regarding the rezoning of five lots in the Silicon Prairie Business Park Subdivision from SM (Specific Manufacturing District) to RPSM (Research Park - Specialized Manufacturing District) to allow possible future development of office uses along a portion of the project's Mineral Point Road frontage. A formal application to rezone the five lots would be made later this summer.

Speaking in support of the proposal were Kurt Welton, Welton Enterprises, 559 D'Onofrio Drive, and Michael Christopher, Dewitt, Ross & Stevens, 2 E. Mifflin Street, who was representing Mr. Welton.

Registered in support and available to answer questions was Dan Ramsey, Welton Enterprises, 559 D'Onofrio Drive.

- Following the Public Hearing, the Plan Commission received a status report from Michael Waidelich on the forthcoming Pumpkin Hollow Neighborhood Development Plan.

UNFINISHED BUSINESS

1. [06308](#) Consideration of a request by the applicant of an approved PUD-SIP for relief

from a condition of approval requiring construction of a certain private sidewalk located at 9701 Brader Way. 9th Ald. Dist.

The Plan Commission referred this matter to allow the applicant to work with the Traffic Engineering Division on an acceptable arrangement for the required pedestrian connection.

A motion was made by Thompson-Frater, seconded by Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

Speaking in support of removal of the condition was Alex King, K.F. Sullivan Construction, 1314 Emil Street, representing the applicant, Keith Kaetterhenry, 7495 Summit Ridge, Middleton, who was present and available to answer questions.

Also registered in support and available to answer questions was Tom Knoop, K.F. Sullivan Construction, 1314 Emil Street.

NEW BUSINESS

2. [06497](#) Designating the Community Development Authority of the City of Madison (CDA) to act as the Local Redevelopment Authority (LRA) for purposes of assisting in the redevelopment planning and disposition process of the Truman Olson Army Reserve Center, 1402 South Park Street.

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

PUBLIC HEARING-6:00 p.m.

The Public Hearing began at 6:10 P.M.

Zoning Map Amendments

3. [05799](#) Creating Section 28.06(2)(a)3252. of the Madison General Ordinances rezoning property from R4 General Residence District to R5 General Residence District. Proposed Use: 18-Unit Apartment Building; 9th Aldermanic District: 602 Bear Claw Way.
Place on file without prejudice; request withdrawn by applicant.
- A motion was made by Boll, seconded by Davis, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - RECESSED PUBLIC HEARING PLACE ON FILE WITHOUT PREJUDICE The motion passed by acclamation.**
4. [06126](#) Creating Section 28.06(2)(a)3266. of the Madison General Ordinances rezoning property from C3L Commercial Service and Distribution District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3267. 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: 159 Condominium Units; 19th Aldermanic District: 6500 Normandy Lane.
The Plan Commission referred this matter pending Urban Design Commission

approval.

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

5. [06129](#) Creating Section 28.06(2)(a)3268. of the Madison General Ordinances rezoning property from 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)3269. 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: Two Retail/Office Buildings; 9th Aldermanic District: 530 & 610 Junction Road.

The Plan Commission referred this matter at the request of the applicant.

A motion was made by Boll, seconded by Kerr, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on June 4, 2007. The motion passed by acclamation.

6. [06130](#) Creating Section 28.06(2)(a)3270. 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: 4-Building, 24-Unit Townhouse Development; 9th Aldermanic District: 302 Cross Oak Drive.

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

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

Registered in support of the project and available to answer questions were Don Esposito, Veridian Homes, 6801 South Towne Drive and Brian Munson, Vandewalle & Associates, 120 E. Lakeside Street, representing Veridian.

Conditional Uses/ Demolition Permits

7. [06501](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence at 402 Glen Highway. 19th 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 Boll, to Approve. The motion passed by acclamation.

Registered in support of the project were the applicant, Kathy Dineen, 6911 Old Sauk Court; Stephanie Meadows, 6911 Old Sauk Court, and; Scott Poulsen, 4860 Pine Springs Road.

8. [06502](#) Consideration of a conditional use for an outdoor seating area for a coffeehouse/restaurant located at 11 North Allen Street. 5th Ald. Dist.

the comments and conditions contained in the Plan Commission materials.

A substitute motion by Ald. Gruber, seconded by Basford, to approve the request with a condition allowing outdoor amplified sound on Friday and Saturday nights until 9 P.M. failed on a vote of 3-5 (AYE: Ald. Gruber, Basford, Davis; NAY: Ald. Cnare, Ald. Kerr, Boll, Bowser, Thompson-Frater; NON-VOTING: Fey, Whitaker.)

A motion was made by Thompson-Frater, seconded by Bowser, to Approve. The motion passed by acclamation.

Speaking in support of the project were the applicants, Erik Thebert & Dean Welch, 2133 Chadbourne Avenue, and Ald. Robbie Webber, 2613 Stevens Street, representing the 5th District.

Registered in support of the project and available to answer questions was Brian Munson, 2122 Regent Street.

9. [06500](#)

Reconsideration of a demolition permit to allow four residences to be demolished for future redevelopment at 308, 312, 318, and 334 Dow Court. 4th Ald. Dist.

On a motion by Ald. Cnare, seconded by Ald. Kerr, the Plan Commission voted 7-1 to reconsider its action from April 23, 2007 to place this request on file. (AYE: Ald. Gruber, Ald. Cnare, Ald. Kerr, Boll, Bowser, Thompson-Frater, Davis; NAY: Basford; NON-VOTING: Fey, Whitaker.)

Following the vote, the public hearing on this matter was opened.

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 by Davis to consider the demolition of 308 Dow Court separately failed for lack of a second.

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

Excused: 1 - Ohm

Aye: 6 - Gruber, Cnare, Kerr, Boll, Bowser and Thompson-Frater

No: 2 - Davis and Basford

Non Voting: 2 - Fey and Whitaker

Speaking in support of the demolitions were: Daniel Petersen, Eric Plautz & Richard Lynch, J.H. Findorff & Son, 300 S. Bedford Street; Scott Kammer, Potter Lawson, Inc., 15 Ellis Potter Court, Madison, representing Findorff; Rosemary Lee, 111 W. Wilson Street, and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

10. [06503](#)

Continuing Jurisdiction Review by the Plan Commission of a conditional use approved on August 7, 2006 (ID #04030) for an auto repair establishment located at 2508 South Stoughton Road. 16th Ald. Dist.

The Commission did not believe that modification of the previous conditional use approval was an appropriate course of action given the complaints lodged against the conditional use and the limited amount of time available for the lessees to implement any new or modified conditions prior to the expiration of their lease on June 30, 2007.

A motion was made by Boll, seconded by Cnare, to Approve a motion to revoke the conditional use permit for an auto repair establishment located at this address and to direct the Zoning Administrator and the City Attorney to seek elimination of the subject use, citing that conditional use standard #1, "that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare" could not be met through the continued operation of the conditional use. The motion passed by acclamation.

Speaking in support of the existing conditional use were Keith & Andy Valiquette, 2508 S. Stoughton Road.

Speaking in opposition to the existing conditional use was Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.

Registered to speak in opposition to the existing conditional use but absent when the case was called was Eric Vannoy, 2668 S. Stoughton Road.

BUSINESS BY MEMBERS

Judy Bowser indicated that the Long Range Transportation Planning Commission needs another alder member. Nan Fey indicated that the additional alder member did not need to represent the Plan Commission.

Fey also asked that Plan Commission appointments to the Inclusionary Zoning Advisory Oversight Committee and Tax Incremental Financing Policy Ad Hoc Committee be placed on the next Plan Commission agenda.

COMMUNICATIONS

Fey indicated that she received a message from Keith Valiquette regarding 2508 S. Stoughton Road that she did not return and instead forwarded to Tim Parks of the Planning Division to address.

SECRETARY'S REPORT

Michael Waidelich noted the upcoming matters for the Plan Commission.

Upcoming Matters - June 4, 2007

- 530-610 Junction Road - Amended PUD-GDP-SIP to construct two retail/office buildings
- 1330 Regent Street - Conditional use for outdoor eating area/beer garden for Camp Randall events
- 3698 Kinsman Boulevard - Conditional use for outdoor eating area
- 6921 East Pass - Conditional use to construct four-unit townhouse building

Upcoming Matters - June 18, 2007

- 702 North Midvale Boulevard - Preliminary/final plat of Hilldale
- Cherokee Annexations - From Town of Westport
- 120 East Wilson Street - Conditional use for outdoor eating area
- 5404 Raywood Avenue - Conditional use for outdoor eating area
- 6802 Odana Road - Conditional use for outdoor eating area
- 1004 Sherman Avenue - Conditional use for lakehouse addition
- 6026 Canyon Parkway - Conditional use for a PRD with 30 multi-family units
- East Washington Avenue Gateway Corridor Plan

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Kerr, to Adjourn at 8:40 P.M. The motion passed by acclamation.