



City of Madison Meeting Minutes PLAN COMMISSION

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

Monday, June 6, 2005

5:30 PM

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

ROLL CALL

Fey was chair for this meeting.

Present: Brenda K. Konkol, Lauren Cnare, Kenneth Golden, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll, Judy Bowser, Charles S. Thimmesch and Michael Forster Rothbart

Excused: Albert Lanier and Ruth Ethington

MINUTES OF THE MAY 11 AND MAY 16, 2005 MEETINGS

With the following correction: Cnare and Forster Rothbart were present at the May 16, 2005 meeting. The motion for Item No. 6 on the May 16, 2005 meeting failed on a (4-3) vote. This item was then reconsidered by the Plan Commission and a referral motion was subsequently approved as stated in the minutes.

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

SCHEDULE OF MEETINGS

Regular Meetings: June 20; July 18; August 1, 22, 2005.

Joint Meeting with Urban Design Commission: Monday, June 13, 2005 - 5:00 p.m., Room LL-110, Madison Municipal Building, 215 Martin Luther King, Jr. Blvd.

SPECIAL ITEM OF BUSINESS - 5:30 p.m.

The Plan Commission received public input and held a discussion regarding building setback provisions along Broom Street.

Following the public testimony, which occurred between 5:30 and 6:00 p.m., the Plan Commission came back to this item following the public hearings and discussed the Broom Street setback issue.

Commission members noted the following concerns and made the following requests of Traffic Engineering and Planning staff:

- There was a general desire to balance the interest to utilize a portion of the setback for development purposes with the desire to provide additional landscaped open space, to enhance the streetscape, and to meet transportation needs.

- There were comments indicating that the corridor should be thought about on a corridor-wide basis.

- Plan Commission members requested that Traffic Engineering staff provide additional cross-sections showing the utilization of a 12-foot, 13-foot, 14-foot, 15-foot and 18-foot setback.

- Commission members requested Planning staff to evaluate the feasibility of options for the 10-foot setback between the back of the loft units and the face of the parking structure for the former Jackson Clinic office building. Commission members were interested in how the alternative setbacks could be utilized to accommodate all modes of transportation.

- The options should consider the possibility of providing parking on both sides of the street.

Speaking in support of a 12-foot setback was Thomas Miller, 145 E. Badger Rd.; Natalie Bock, 822 Hiawatha Dr.; Bill White, 2708 Lakeland Ave., representing the Alexander Company.

Speaking to the setback issue but neither in support nor opposition was Ledell Zellers, 510 N. Carroll St., representing the Downtown Coordinating Committee; Rosemary Lee, 111 W. Wilson St. #108; Peter Ostlind, 533 W. Main St., representing the Bassett Neighborhood Association; and Ald. Mike Verveer, 614 W. Doty St. #407, representing the 4th Ald. Dist.

Speaking in opposition was Michael May, 533 W. Main St. #307.

Registering in support of a 30-foot setback but not wishing to speak was William Patterson, 1214 Williamson St. #2.

Supporting an additional, unspecified setback but not wishing to speak was Bob Holloway and Bert Stitt, 120 S. Franklin St.

Registering neither in support nor opposition and not wishing to speak was Stefanie Moritz, 530 W. Doty St. #104; and Jonathan Cooper, 208 S. Henry St.

ROUTINE BUSINESS

1. [01278](#) Authorizing the Mayor and the City Clerk to execute a release of part of a platted public utility easement reserved within Lot 53, Hawks Landing, located at 1802 Maplecrest Drive. 1st Ald. Dist.
A motion was made by Ald. Golden, seconded by Davis, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.
2. [01279](#) Authorizing the Mayor and the City Clerk to execute a release of part of a platted public utility easement reserved within Lots 2 and 3, constituting the JOMA Industries property, located at 1901 Wright Street. 17th Ald. Dist.
A motion was made by Ald. Golden, seconded by Davis, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.
3. [01237](#) Amending Section 20.09(1)(d) and creating Section 20.08(5) of the Madison

General Ordinances to establish the Valley View Road Sewer and Drainage Improvement Impact Fee.

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

NEW BUSINESS

4. [01281](#) Determining a Public Purpose and necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for planned improvements of the Mid-State Street Parking Ramp in part of Block 58, Madison Original Plat, 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. (4th AD)
- A motion was made by Boll, seconded by Vice Chair Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
5. [01217](#) Approving the Redevelopment Plan and District Boundary for the 800 Block East Washington Avenue Redevelopment District. 2nd Ald. Dist.
- A 2/3 vote by Council is required for approval.*
- A motion was made by Boll, seconded by Vice Chair Bowser, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.**

PUBLIC HEARING-6:00 p.m.

Special Item

6. [01262](#) Creating Tax Incremental Finance (TIF) District #35 (Todd Drive) City of Madison and approving a Project Plan and Boundary for said TIF District. 14th Ald. Dist.
- The approval motion replaced a previous motion by Thimmesch, seconded by Ohm, to refer this item due to the absence of a blight report in the Plan Commission packet.*
- A motion was made by Ald. Golden, seconded by Vice Chair Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by the following vote:**
- Excused:** 1 - Lanier and Ethington
- Aye:** 5 - Cnare, Golden, Davis, Boll and Bowser
- No:** 3 - Konkel, Ohm and Thimmesch
- Non Voting:** 2 - Fey and Forster Rothbart

Speaking in support was Sheri Carter, 3009 Ashford Ln.; David Thompson, 2710 McDivitt Rd.; Cynthia Laitman, 3001 Grandview Blvd., representing the Arbor Hills Neighborhood Association; Nancy Woods, 3010 Irvington Way; James W. Cortada, 2917 Irvington Way; Carol J. Compton, 3301 Westview Ln; James Lin Compton, 3301

Westview Ln.; Don Holec, 3113 Ashford Ln.; Susan Holec, 3113 Ashford Ln.; Ambrose Landmark, 2913 Nottingham Way; Joyce Landmark, 2913 Nottingham Way; Wayne Pauly, 2913 Grandview Ave.; and Jackie Pauly, 2913 Grandview Ave.

Registering in support but not wishing to speak was Stephang L. Halverson, 3314 Westview Ln.; Ron Halverson, 3314 Westview Ln.; Susan M. Jennings, 3009 Pelham Rd.; Allison Jennings, 3009 Pelham Rd.; Lee Jennings, 3009 Pelham Rd.; Katie Ronk, 3202 Leyton Ln.; Brian Ronk, 3202 Leyton Ln.; Erv and Joan Bendorf, 2520 Greenway View.

Registering in support and available to answer questions was Gary Allen; and Brad Hutter, 401 N. High Point Rd.

Speaking in opposition was Duane Steinhauer, 912 Erin St.

Zoning Map Amendments

7. [00992](#) Creating Section 28.06(2)(a)3095 of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District and PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3096 of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Mixed Use, Predominantly Residential Development of Approximately 400 Dwelling Units, including Retail, Commercial, Office Space & Parking. The Proposal also Includes the Demolition of Buildings on this Site, Retaining the Parking Ramp-328 West Main Street and the Former Clinic/ Office Building Located at 345 West Washington Avenue; 4th Aldermanic District: 309-333 West Washington Avenue & 306 West Main Street.

A motion was made by Thimmesch, seconded by Ald. Golden, to Refer to the PLAN COMMISSION, due back on June 20, 2005. The motion passed by acclamation.

Speaking in support was Natalie Bock, 822 Hiawatha Dr.; Ed Freer, 625 Williamson St., representing the Alexander Company; David Miller, 71 Columbia, Seattle, WA, representing the Alexander Company; Stefanie Moritz, 530 W. Doty St. #104, representing the Bassett Neighborhood Association Steering Committee; Douglas Kozel, representing the Alexander Company; John Vetter, 614 N. Broadway, Milwaukee, WI, representing the Alexander Company; Thomas Miller, 145 E. Badger Rd., representing the Alexander Company; Bill White, 2708 Lakeland Ave., representing the Alexander Company; Rosemary Lee, 111 W. Wilson St.; and Ald. Mike Verveer, 614 W. Doty St. #407, representing the 4th Ald. Dist.

Registering in support but not wishing to speak was Ledell Zellers, 510 N. Carroll St.; William Patterson, 1014 Williamson St. #2; Tom Brown, 360 W. Washington Ave. #807; Lee Brown, 360 W. Washington Ave. #807; Jan Keller, 448 W. Washington Ave.; Sean Boyce, 811 Foxglove Trl., Sun Prairie, WI; Julie Mitchell, 360 W. Washington #1203.

Registering in support and available to answer questions was Bill Franklin, 71 Columbia, Seattle, WA, representing the Alexander Company; and Randall Alexander, 145 E. Badger Rd.

Speaking neither in support nor opposition was Peter Ostlind, 533 W. Main St., representing the Bassett Neighborhood Association.

Registering neither in support nor opposition and not wishing to speak was Karen Sonderik, 360 W. Washington Ave. #504.

Speaking in opposition was Jim Skrentny, representing Capitol Neighborhoods Capitol Centre District; and Michael May, 533 W. Main St. #307, representing the Bassett Neighborhood Steering Committee.

8. [01143](#) Creating Section 28.06(2)(a)3099 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)3100 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 2 Residential Buildings & Build 4-Story, 23-Unit Apartment Building; 4th Aldermanic District: 437-441 West Mifflin Street.
- A motion was made by Ald. Golden, seconded by Vice Chair Bowser, to Rerefer to the PLAN COMMISSION pending a recommendation by the Urban Design Commission. The motion passed by acclamation.**
- Registering in support but not wishing to speak was Dan Keller, 448 W. Washington Ave.*
- Registering in opposition and available to answer questions was Rosemary Lee, 111 W. Wilson St.; and Jim Skrentny, 305 1/2 W. Johnson St., representing Capitol Neighborhoods Capitol Centre District.*
9. [01144](#) Creating Section 28.06(2)(a)3098 of the Madison General Ordinances rezoning property from Temp A Agriculture to R1 Single-Family Residence District. Proposed Use: 8 Residential Lots, 1 Institutional Lot & 4 Outlots; 17th Aldermanic District: 5402 & 5432 Commercial Avenue
- A motion was made by Ohm, seconded by Ald. Cnare, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
- Registering in support and available to answer questions was Ron Trachtenberg, 2 E. Main St. #800, representing the property owner.*
10. [01343](#) Approving the preliminary and final plat of Eagle Crest located on Commercial Avenue. 17th Ald. Dist.
- The Plan Commission recommendation included an additional condition requiring a note be placed on the final plat for Lot 10 requiring a pedestrian/trail easement to be provided across Lot 10 connecting Holy Cross Way, Tony Drive, and Vernon Road (the exact location to be determined as part of the conditional use permit).*
- A motion was made by Vice Chair Bowser, seconded by Boll, 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 acclamation.**
- Registering in support and available to answer questions was Ron Trachtenberg, 2 E. Main St. #800, representing the property owner.*

Subdivisions

11. [01107](#) Approving the preliminary plat of "Meadow Estates" located on Meadow Road, Town of Middleton (within City of Madison's Extraterritorial Plat Approval Jurisdiction).
- A motion was made by Vice Chair Bowser, seconded by Boll, 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 acclamation.**
- Registering in support and available to answer questions was Ron Trachtenberg, 2 E. Main St. #800, representing the property owner.*

Conditional Uses/ Demolition Permits

12. [01112](#) Consideration of a demolition permit located at 551 West Main Street to demolish a commercial building and build a new office building on the site. 4th Ald. Dist.
- A motion was made by Vice Chair Bowser, seconded by Davis, to Place On File Without Prejudice due to the withdrawal of this application by the applicant. The motion passed by acclamation.**
- There were no registrants on this item.*
13. [01345](#) Consideration of a conditional use for a Planned Residential Development located at 4809 Freese Lane for a multi-unit residential development. 16th Ald. Dist.
- A motion was made by Vice Chair Bowser, seconded by Boll, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions was Jim Glueck, 116 N. Few St., the project architect.*
- Registering neither in support nor opposition but concerned about traffic calming measures was William H. Wallace, 4822 Freese Ln.*
14. [01347](#) Consideration of a conditional use for a Planned Residential Development located at 4659 Treichel Street for a multi-unit residential development. 16th Ald. Dist.
- The Plan Commission approved the alternative plan without the loop drive subject to the units being sprinklered.*
- A motion was made by Vice Chair Bowser, seconded by Boll, to Approve. The motion passed by acclamation.**
- Registering in support and available to answer questions was Lew Averill, P.E., 1037 Davies Rd., Spring Green, WI, representing the Ellefson Company, the property developer.*

BUSINESS BY MEMBERS

Discussion of the impact of recent annexation on Police and Fire services. (Was also on May 2 agenda)

The Plan Commission asked that a special item of business be scheduled for the meeting of June 20, 2005 to receive a presentation from the Fire Department on future needs.

COMMUNICATIONS

None

SECRETARY'S REPORT

Update on Zoning Text Amendment Staff Team activities.

Forster Rothbart asked staff to inspect the Severson's car wash to see if it was built in accordance with the approved plans.

Upcoming Matters - June 20 Meeting

- 6500 Block Watts Road - veterinary clinic
- 800 Block Jupiter Drive - retail/office building
- 9300 Block Old Sauk Road - residential development
- 200 Block North Charter Street - residential development
- 8300 Block Mayo Drive - residential development
- 1300 Block Fish Hatchery Road - demolish vacant nursing home
- 300 Block East Johnson Street - convert house to restaurant
- 700 Block Dunning Street - expand house/lakeshore site
- 3800 Block Johns Street - demolish building
- 1100 Block Regent Street - outdoor eating area
- 3500 Block Gregory Street - demolish house
- 1500 Block Lake Point Drive - outdoor eating area
- 1700 Block Waldorf Boulevard - residential/retail building
- 1 South Rosa Road - nursery school (childcare in church)

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Thimmesch, seconded by Boll, to Adjourn at 9:20 p.m.
The motion passed by acclamation.