



# City of Madison

## Meeting Minutes - Approved

### PLAN COMMISSION

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

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Monday, October 15, 2007

5:30 PM

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

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#### ROLL CALL

**Present:** 9 - Gruber, Cnare, Kerr, Fey, Olson, Boll, Bowser, Basford and Whitaker

**Excused:** 2 - Ohm and Heifetz

*Fey was chair for the meeting.*

*Staff present were Tim Parks and Kevin Firchow, Planning Division and Joel Plant, Mayor's Office.*

#### MINUTES OF THE MEETING of October 1, 2007

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

#### SCHEDULE OF MEETINGS

*November 5, 19; December 3, 17, 2007; October 23 Special Meeting / Training and Capitol Gateway Corridor Meeting, October 22.*

#### APPOINTMENTS

Plan Commission Appointment to the Long Range Transportation Planning Commission

*No appointments were made. Item to be considered at November 5, 2007 meeting.*

#### ROUTINE BUSINESS

- 07591** Vacation/Discontinuance of a portion of Shaw Street between Grim Street and Swanson Street and a portion of Swanson Street near the intersection of Shaw Street, being located in part of the Southeast 1/4 of the Southeast 1/4 of Section 30, Town 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, and authorizing the Mayor and City Clerk to accept dedication of lands from Dane County as needed for the proposed improvements to Grim and Swanson Streets. (17th AD)  
*Approval was recommended with the following amendment:  
-That the second resolved clause be amended to add pedestrian and bicycle facilities to the list of public infrastructure rights listed in the last sentence.*  
**A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**

2. [07624](#) Approving a new lease agreement with the United States Postal Service for the Capital Station Post Office in the Madison Municipal Building and authorizing the Mayor and City Clerk to execute the agreement.

**A motion was made by Boll, seconded by Basford, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.**

#### NEW BUSINESS

3. [07614](#) Amending Section 16.23(2), creating new Section 16.24, and renumbering current Sections 16.24 and 16.25 to 16.25 and 16.26, respectively, of the Madison General Ordinances to create review of condominium instruments.

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

PUBLIC HEARING-6:00 p.m.

#### South Park Street Area Zoning Map Amendments

4. [07481](#) Creating Section 28.06(2)(a)3301. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 814 & 826 North Avenue & 1802, 1804, 1814-1824 South Park Street to M1 Limited Manufacturing District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 13th Aldermanic District: 814 & 826 North Avenue & 1802, 1804, 1814-1824 South Park Street.

**A motion was made by Basford, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

5. [07482](#) Creating Section 28.06(2)(a)3302. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 1901-1907 South Park Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 13th Aldermanic District: 1901-1907 South Park Street.

**A motion was made by Cnare, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

6. [07485](#) Creating Section 28.06(2)(a)3303. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 801 North Avenue & 1920 South Park Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 13th Aldermanic District: 801 North Avenue & 1920 South Park Street.

**A motion was made by Cnare, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

7. [07487](#) Creating Section 28.06(2)(a)3304. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2008 South Park Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 13th Aldermanic District: 2008 South Park Street.

**A motion was made by Boll, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

8. [07488](#) Creating Section 28.06(2)(a)3305. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 809 Ridgewood Way & 2200 South Park Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 13th Aldermanic District: 809 Ridgewood Way & 2200 South Park Street.

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

9. [07489](#) Creating Section 28.06(2)(a)3306. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2301-2309 South Park Street to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2301-2309 South Park Street.

**A motion was made by Olson, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

10. [07490](#) Creating Section 28.06(2)(a)3307. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2342 South Park Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2342 South Park Street.

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

11. [07492](#) Creating Section 28.06(2)(a)3309. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 700 West Badger Road to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 700 West Badger Road.

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

12. [07491](#) Creating Section 28.06(2)(a)3308. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 818 West Badger Road to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 818 West Badger Road.

**A motion was made by Olson, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

13. [07494](#) Creating Section 28.06(2)(a)3311. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 826 West Badger Road to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 826 West Badger Road.

**A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

14. [07493](#) Creating Section 28.06(2)(a)3310. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 833, 836, 840, 844 Hughes Place to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 833, 836, 840, 844 Hughes Place.

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

15. [07495](#) Creating Section 28.06(2)(a)3312. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2432-2436 Perry Street to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2432-2436 Perry Street.

**A motion was made by Olson, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

16. [07496](#) Creating Section 28.06(2)(a)3313. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2440-2448 Perry Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2440-2448 Perry Street.

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

17. [07499](#) Creating Section 28.06(2)(a)3314. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2501-2509 Perry Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2501-2509 Perry Street.

**A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

18. [07502](#) Creating Section 28.06(2)(a)3315. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2510 Perry Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2510 Perry Street.

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

19. [07506](#) Creating Section 28.06(2)(a)3316. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2502 Perry Street to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2502 Perry Street.

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

*There were no registrants on the preceding 16 zoning map amendments.*

### Zoning Map Amendments

20. [07469](#) Creating Section 28.06(2)(a)3296. of the Madison General Ordinances rezoning property from R4 General Residence District to C1 Limited Commercial District. Proposed Use: Rezone Nonconforming Commercial Building; 15th Aldermanic District: 34 & 36 South Fair Oaks Avenue.

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

**A motion was made by Basford, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

*There were no registrants on this item.*

21. [07470](#) Creating Section 28.06(2)(a)3297. 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)3298. 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 UW Hillel Building & Construct New Hillel Center; 8th Aldermanic District: 611 Langdon Street.

*Item referred to allow the City Attorney's office to provide a written response to concerns regarding light and air access raised by neighboring property owner.*

**A motion was made by Boll, seconded by Cnare, to Rerefer to the PLAN COMMISSION, due back on November 5, 2007. The motion passed by acclamation.**

*Speaking in support of the project was Greg Steinberger, 1812 Van Hise Avenue, representing the Hillel Foundation, Paul Cuta, 1 N. Pinckney, representing the applicant, and Mike Huffman, N 3970 Cedar Road, Cambridge, representing the applicant.*

*Registered in support and available to answer questions were Harvey Temken, 2313 Sugar River Road and Erik Jansson, 1 N. Pinkney Street, both representing the applicant; and Ald. Eli Judge representing the 8th District.*

*Speaking in opposition to the project was Bill Wellman, 601 Langdon Street, representing the Campus Inn.*

22. [07471](#) Creating Section 28.06(2)(a)3299. of the Madison General Ordinances rezoning property from R6 General Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: WID/MIR Conceptual Plan & Permission to Demolish Existing Buildings; 8th Aldermanic District: 1301 University Avenue (The block bounded by Campus Drive, University Avenue, N. Randall Avenue and N. Orchard Street.)

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

**A motion was made by Boll, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

*Registered in support and available to answer questions was Ald. Eli Judge representing the 8th District.*

23. [07472](#) Creating Section 28.06(2)(a)3300. 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: Construct Senior-Oriented Assisted Living, CBRF & Condominiums; 3rd Aldermanic District: 719 Jupiter Drive/5801 Halley Way.

*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 - PUBLIC HEARING. The motion passed by acclamation.**

*Registered in support of the project and available to answer questions were applicant Scott Frank, 7806 Betsy Lane, Verona; and Stu LaRose and Jim Klett, Eppstein Uhen Architects, 333 E. Chicago Street, Milwaukee, WI 53202, representing the applicant.*

### Conditional Uses/ Demolition Permits

24. [07718](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence located at 925 Lake Court. 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 and the following condition:*

*-That driveway access to neighboring properties not be blocked during the construction process.*

**A motion was made by Kerr, seconded by Olson, to Approve. The motion passed by acclamation.**

*Registered in support of the project and available to answer questions was the applicant, Ron Shutvet, 925 Lake Court and Lee Gander, 520 21st Street, Prairie Du Sac, representing the applicant.*

25. [07720](#) Consideration of a conditional use to allow a drive-up window as part of a two building office-retail development located at 1513 Lake Point Drive. 14th Ald. Dist.
- The project was referred indefinitely pending the applicant presenting the plans to neighboring interests and providing additional information on the nature and type of proposed operation that would utilize the drive-up window. A previous motion to approve the project, made by Michael Basford and seconded by Ald. Gruber, failed on a vote of 2-6 with Basford and Gruber voting aye and Ald. Cnare, Ald. Kerr, Judy Olson, James Boll, Judy Bowser, and Beth Whitaker voting no. Nan Fey was non-voting.*
- A motion was made by Boll, seconded by Bowser, to Refer to the PLAN COMMISSION. The motion passed by acclamation.**
- Registered in support of the project and available to answer questions was Brad Koning, 1918 Parmenter Street, Middleton, WI, representing the applicant. Registered in support of the project and wishing to speak and not speaking was Anthony Dunn; 1661 Lake Point Drive.*
- Speaking in neither support nor opposition was Carolyn Latsch, 64 Waunona Woods Court.*

**Land Divisions**

26. [07721](#) Consideration of a Certified Survey Map within the City's Extraterritorial Review Jurisdiction creating two lots at 4288 Venetian Lane, Town of Blooming Grove.
- The Commission granted approval subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Cnare, seconded by Olson, to Approve. The motion passed by acclamation.**
- Registered in support of the project and not wishing to speak was applicant William Ziegler, 4288 Venetian Lane.*

**Miscellaneous Items To Be Placed On File**

27. [04154](#) Creating Section 28.06(2)(a)3207. of the Madison General Ordinances rezoning property from C2 General Commercial District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3208. 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 Commercial Building & Build 6-Story, Mixed-Use Building with 13,500 Square Foot Retail Space, 10,025 Square Feet Office Space & 49 Condominium Units; 13th Aldermanic District: 1501 Monroe Street.
- This proposal was superseded by another version of this project, which is currently in referral until November 19, 2007.*
- A motion was made by Kerr, seconded by Gruber, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - RECESSED PUBLIC HEARING - PLACE ON FILE. The motion passed by acclamation.**
28. [04532](#) Creating Section 28.06(2)(a)3223. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: 85 Condominium Units; 1st Aldermanic District: 9401 Mid Town Road.

*This item was superseded by another version of the project and legislative item, which was approved.*

**A motion was made by Gruber, seconded by Kerr, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - RECESSED PUBLIC HEARING - PLACE ON FILE. The motion passed by acclamation.**

29. [05465](#)

Creating Section 28.06(2)(a)3241. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3242. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: 60-Unit Assisted Living Building (CBRF); 9th Aldermanic District: 8210 Highview Drive.

*This item was superseded by another version of the project and legislative item, which was approved.*

**A motion was made by Kerr, seconded by Gruber, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - RECESSED PUBLIC HEARING - PLACE ON FILE. The motion passed by acclamation.**

**BUSINESS BY MEMBERS**

*Ald. Tim Gruber announced that he will be introducing an amendment to the zoning code to establish a maximum number of parking spaces allowable for several business and commercial uses. The specific standards proposed in the ordinance are offered for discussion purposes.*

**COMMUNICATIONS**

None

**SECRETARY'S REPORT**

*Tim Parks reviewed the upcoming meeting schedule.*

**Upcoming Matters - November 5, 2007**

- Tenney-Lapham Neighborhood Plan
- (Tentative) Revised Demolition Standards & Process
- 651 South Sprecher Road - Final plat of MMSD Sprecher School Estates, creating & rezoning 11 total lots
- 6810 Cross Country Road - CSM creating 3 single-family lots in the Town of Verona
- 800 South Brooks Street - Demolish one-story surgery center as part of approved PUD
- 1002 Williamson Street - Conditional use for a graphic
- 621 West Doty Street - Demolish single-family home as part of parking lot improvements
- 3051 East Washington Avenue - Demolish and reconstruct McDonalds with a drive-up window
- 2016 Sundstrom Street - Demolish single-family home and construct new home with oversized garage

**Upcoming Matters - November 19, 2007**

- 639 Pleasant View Road, Amended PUD-GDP-SIP - Construction of a 124-unit apartment development
- 1022 W. Johnson Street, R6 to PUD-GDP-SIP - Demolish two houses to construct 14-story, 162-unit apartment building
- 5438 Lake Mendota Drive - Second floor addition to existing lakefront residence and detached garage
- 233 Langdon Street - Convert former frat house/ SRO to 20-unit apartment building
- 1015 Hillside Avenue - Demolish single-family home, re-divide two lots
- 3185 Jeffy Trail - Create two single-family lots in the Town of Verona



ANNOUNCEMENTS

None

ADJOURNMENT

**A motion was made by Boll, seconded by Kerr, to Adjourn at 7:28 pm. The motion passed by acclamation.**