



# City of Madison

## Meeting Minutes - Final

### PLAN COMMISSION

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

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Monday, September 18, 2006

5:30 PM

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

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## ROLL CALL

**Present:** Brenda K. Konkol, Lauren Cnare, Kenneth Golden, Nan Fey, Sarah Davis, Judy Bowser and Michael Forster Rothbart

**Excused:** Brian W. Ohm, James C. Boll, Albert Lanier, Kelly A. Thompson-Frater and Ruth Ethington

*Fey was chair for this meeting.*

*Staff present: Mark Olinger, Secretary; Brad Murphy, Rick Roll & Tim Parks, Planning Unit; Dan McCormick, Traffic Engineering; Si Widstrand, Parks Division; Mike Dailey, City Engineer's Office; Alan Larson, Madison Water Utility; Hickory Hurie, CDBG Office; Jeanne Hoffmann, Mayor's Office, and Joe Gromacki, Community & Economic Development Unit.*

## MINUTES OF THE AUGUST 21, 2006 MEETING

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

## SCHEDULE OF MEETINGS

*Regular Meetings: October 16, 23; November 6, 20; December 4, 18, 2006.*

*Subcommittee on Demolition Permit Standards: September 25; October 9, 2006; Noon; LL-110 Madison Municipal Building.*

## UNFINISHED BUSINESS

- 04191** Adopting the attached TIF Policy, as amended, per the recommendations of the Board of Estimates Sub-Committee on Tax Increment Finance.

*The Plan Commission recommended approval of the policy with the changes as outlined in the TIF Coordinator's memo to the Commission dated August 22, 2006, with the additional revision that developer mailings be sent for a TID amendment or with the creation of a single-purpose TID.*

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

*Registered in support of the proposed TIF policy was Carole Schaeffer, Smart Growth Madison, 2810 Crossroads Drive.*

## SPECIAL ITEM OF BUSINESS

2. [03858](#) Presentation of Draft Westside Bicycle Plan.  
*The Plan Commission received an informational presentation on the Draft Westside Bicycle Plan from Bill Schaefer, Madison Area Metropolitan Planning Organization.*
3. [04537](#) Informational presentation on Cherokee Park Development Plan.  
*The Plan Commission received an informational presentation on the preparation of the Cherokee Park Special Area Plan from Brad Murphy.*  
  
*Following the presentation, on a motion by Ald. Konkel, seconded by Ald. Golden, the Commission directed staff to begin drafting the text to accompany the maps presented to the Commission, and once drafted, it is the intent of the Commission to have the resolution adopting the plan be introduced and referred to the Plan Commission for an initial public hearing, with opportunities for additional hearings and plan revisions to follow in advance of Common Council review.*  
  
*Speaking in support of the special area plan was Bill White, 2708 Lakeland Avenue, representing the plan proponent, Cherokee Park, Inc.*  
  
*Speaking in opposition to the plan was Linda Lehnertz, 512 S. Paterson Street.*  
  
*Speaking neither in support nor opposition was Jon Becker, 4233 Kenwood Street, representing Friends of Cherokee Marsh and Shelley Legried, 4414 Doe Crossing Trail, representing Whitetail Ridge Neighborhood Association.*  
  
*Registered in support and available to answer questions were: Ann Marie Kirsch, 5122 Regent Street; Steve Gaffield, 2820 Walton Commons West #135, and; Tim Anderson & John Lichtenheld, Schriber Anderson Associates, 717 John Nolen Drive, all representing Cherokee Park, Inc. Also registered in support and available to answer questions was Dennis Tiziani, 5810 N. Sherman Avenue.*

## ROUTINE BUSINESS

4. [04395](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for the construction improvements for two segments of South High Point Road from Mid Town Road to Twinflower Drive-and from Welton Drive to Velvet Leaf Drive - Engineering Project No. 53W0256. (1st Ald. Dist.)  
  
**A motion was made by Bowser, seconded by Konkel, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
5. [04409](#) Vacating a portion of Milwaukee Street, near the intersection of East Washington Avenue, being located in part of the Northeast ¼ of the Southeast 1/4 of Section 06, Town 07 North, Range 10 East, City of Madison, Dane County, Wisconsin. (6th AD).

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

6. [04416](#) Authorizing the Mayor and City Clerk to execute a lease with Group Health Cooperative of South Central Wisconsin for City-owned property held for future transportation purposes.
- A motion was made by Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.
7. [04449](#) Authorizing the grant of a license to TDS Metrocom, LLC for the installation of wireless digital communications equipment on the City's water tower located at 1202 Northport Drive. 18th Ald. Dist.
- A motion was made by Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.
8. [04451](#) Authorizing the grant of a license to TDS Metrocom, LLC for the installation of wireless digital communications equipment on the City's water tower located at 5815 Milwaukee Street. 3rd Ald. Dist.
- A motion was made by Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.
9. [04452](#) Authorizing the grant of a license to TDS Metrocom, LLC for the installation of wireless digital communications equipment on the City's water tower located at 910 South High Point Road. 1st Ald. Dist.
- A motion was made by Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.
10. [04456](#) Authorizing the grant of a license to TDS Metrocom, LLC for the installation of wireless digital communications equipment on the City's water tower located at 4701 Bunker Hill Lane. 17th Ald. Dist.
- A motion was made by Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.
11. [04457](#) Authorizing the grant of a license to TDS Metrocom, LLC for the installation of wireless digital communications equipment on the City's water tower located at 2829 Prairie Road. 7th Ald. Dist.
- A motion was made by Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.
12. [04458](#) Authorizing the grant of a license to TDS Metrocom, LLC for the installation of

wireless digital communications equipment on the City's water tower located at 4740 Spaanem Avenue, and authorizing the related conveyance to TDS of an existing equipment shelter at the site. 15th Ald. Dist.

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

*Registered in support and available to answer questions on Items 7-12 was Paul Schultz, TDS Metrocom, 525 Junction Road.*

**NEW BUSINESS**

- 13. [04398](#) Authorizing the issuance of \$\_\_\_\_\_ General Obligation Promissory Notes, Series 2006-B, of the City of Madison, Wisconsin, providing the details thereof, establishing interest rates thereon and levying taxes therefor.

**A motion was made by Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by the following vote:**

**Excused:** 4 - Ohm, Boll, Lanier, Thompson-Frater and Ethington

**Aye:** 5 - Cnare, Golden, Davis, Bowser and Forster Rothbart

**No:** 0 -

**Abstain:** 1 - Konkel

**Non Voting:** 1 - Fey

- 14. [04399](#) Authorizing the issuance of \$\_\_\_\_\_ Taxable General Obligation Promissory Notes, Series 2006-C, of the City of Madison, Wisconsin, providing the details thereof, establishing interest rates thereon and levying taxes therefor. BY TITLE ONLY.

**A motion was made by Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by the following vote:**

**Excused:** 4 - Ohm, Boll, Lanier, Thompson-Frater and Ethington

**Aye:** 5 - Cnare, Golden, Davis, Bowser and Forster Rothbart

**No:** 0 -

**Abstain:** 1 - Konkel

**Non Voting:** 1 - Fey

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

**Zoning Map Amendments**

- 15. [04003](#) Creating Section 28.06(2)(a)3200. of the Madison General Ordinances

rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3201. 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: 156 Apartment Units with Clubhouse & 20 Condominium Units; 1st Aldermanic District: 9201 Mid Town Road.

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

*-That the applicant work with the Traffic Engineering Division on the provision of the northern driveway off Hawks Ridge Drive.*

*-That one of the three designated inclusionary condominium units be provided at 70% AMI as determined by the CDBG Office.*

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

*Speaking in support of the project was Randy Bruce, Knothe & Bruce Architects, 7601 University Avenue, Middleton, representing the applicant, Tim McKenzie.*

*Mr. McKenzie was registered in support and available to answer questions.*

16. [04156](#)

Creating Section 28.06(2)(a)3210. 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)3211. 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 3 Residential Buildings & Build 4-Story, 20-Unit Condominium Building; 4th Aldermanic District: 415, 417 & 419 West Dayton Street.

*On an earlier vote of 3-3, the Plan Commission failed to approve a motion by Bowser, seconded by Ald. Konkel to recommend approval of this project to the Common Council*

*AYE: Ald. Cnare, Bowser, Davis*

*NAY: Ald. Golden, Ald. Konkel, Forster Rothbart*

*NON-VOTING: Fey*

*EXCUSED: Lanier, Boll, Ohm, Thompson-Frater*

*In recommending against this plan, members of the Plan Commission expressed concerns about this project proceeding before a detailed neighborhood plan that included the Mifflin neighborhood could be prepared. Members of the Commission also expressed concerns about the diversity of unit types in the project, particularly the lack of three-bedroom units.*

**A motion was made by Cnare, seconded by Konkel, to RECOMMEND TO COUNCIL TO PLACE ON FILE - PUBLIC HEARING without prejudice. The motion passed by acclamation.**

*Speaking in support of the project was Gary Brink, Gary Brink & Associates, 8401 Excelsior Drive, representing the applicant, Pat McCaughey/ Capitol Bassett, LLC.*

*Mr. McCaughey was registered in support and available to answer questions.*

Also speaking in support of the project was Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Registered in support and available to answer questions was Rosemary Lee, 111 W. Wilson Street #108.

17. [04209](#)

Creating Section 28.06(2)(a)3217. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Major Alteration to SIP-Add 1 Floor With 10 Units to Main Tower, Add 2 Levels to Parking Structure and Minor Site Plan Alterations; 4th Aldermanic District: 309 W. Washington Ave./33 S. Broom Street.

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

-That the applicant shall work with the City Forester on a tree protection plan to be filed with and approved by the City Forester for the street trees located in the terraces of W. Main Street and W. Washington Avenue prior to final approval of the amended specific implementation plan. Said plan to be implemented by the applicant during construction.

-That the applicant shall provide a detailed diagram showing location and quantity of bicycle parking for residents within parking and/or storage spaces. The total quantity of bicycle parking spaces for residents shall be equal to the number of bedrooms in the dwelling units to be constructed and shall be provided for each unit without tenant option. The spaces required by the Zoning Ordinance shall be provided in accordance with the bike parking space standards in the ordinance. The applicant shall work with staff on the location and design of all other bicycle parking provided beyond the ordinance-required amount.

-That the landscaping plan shall be modified to include provision of additional street trees in the street terrace. Planting in the right of way shall be subject to the prior approval of the City Forester.

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

Speaking in support were: Randy Alexander, Natalie Bock & Thomas Miller, The Alexander Company, 145 E. Badger Road; Bill White, 2708 Lakeland Avenue, representing The Alexander Company; Jonathan Cooper, 208 S. Henry Street, representing the Bassett Neighborhood/ Capitol West Steering Committee; and Ald. Mike Verveer, 614 W. Doty St. #407, representing the 4th District.

Speaking in opposition to the height of the building was Duke Ellingson, representing the Dane County 911 Center.

Speaking neither in support nor opposition was Michael May, 533 W. Main Street #307.

Registering in support and available to answer questions were Peter Ostlind, 533 W. Main Street, representing the Bassett Neighborhood Association and Ed Freer & Nathan Novak, JJR, 625 Williamson Street, representing The Alexander Company.

Registered neither in support nor opposition was Keith Lippert, Operations Supervisor, Madison/ Dane County Communications, 1120 Sayle Street.

### Conditional Uses/ Demolition Permits

18. [03614](#) Consideration of a conditional use for the expansion of an existing building for use as a contractor's shop-office located at 1619 South Stoughton Road. 16th Ald. Dist.
- A motion was made by Davis, seconded by Cnare, to Rerefer to the PLAN COMMISSION, due back on October 16, 2006. The motion passed by acclamation.**
19. [04321](#) Consideration of a demolition permit to demolish three buildings to accommodate a new auto sales-service business located at 5721-5901 Odana Road. 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 Konkell, seconded by Cnare, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions were: Michael Christopher, Dewitt, Ross & Stevens, SC, 2 E. Mifflin Street; Ryan Quam, 4893 Larson Beach Road, and ; Jim Triatik, 6086 Grandview Road, all representing J. R. Smart/ Smart Motors. Also registered in support and available to answer questions were: Thomas A. Knoop, 1314 Emil Street; Jeremy Holmstadt, 21 S. Midvale Boulevard, and; Allen Foster, 855 Wickersham Court, Sun Prairie.*
- Mr. Smart was registered in support and available to answer questions.*
- Registered in support but not wishing to speak was James A. Budinetz, Smart Motors, 5901 Odana Road.*
20. [04503](#) Consideration of a conditional use for a Planned Residential Development for a 166-unit development located at 2 Greenside Circle. 1st Ald. Dist.
- The Commission referred this matter to allow the applicant and staff to consider a street connection from Greenside Circle through this project to the property to the north.*
- A motion was made by Golden, seconded by Forster Rothbart, to Rerefer to the PLAN COMMISSION, due back on October 16, 2006. The motion passed by the following vote:**
- Excused:** 4 - Ohm, Boll, Lanier, Thompson-Frater and Ethington
- Aye:** 4 - Konkell, Cnare, Golden and Forster Rothbart
- No:** 2 - Davis and Bowser
- Non Voting:** 1 - Fey
- Speaking in support of the project were Peter Rott, Isthmus Architecture, 613 Williamson Street, representing Terrence Temple, West End Properties, and Jason De Noble, 1838 Shady Point Drive.*
- Speaking in opposition of the project were Sarath Krishna & Dr. B. Jayalakshmi, 17 Greenside Circle and Fred Taransky, 13 Greenside Circle.*
- Registered in support and available to answer questions was Hart De Noble, 4743 Delmara Road, Middleton.*

*Registered in support but not wishing to speak were: Jason Franzen, 309 King Arthurs Court, Cross Plains; Stewart Widen, 21 Greenside Circle, and; Ted Lovcik, 25 Greenside Circle.*

- 21. [04504](#) Consideration of demolition permit, conditional use, and a certified survey map - re-subdividing two lots into three lots to demolish a house and build a new house and a boathouse on this lakeshore lot located at 2724 Waunona Way. 14th 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 the applicant submit a tree protection plan with the Certified Survey Map identifying existing trees, including species and size, and noting that those trees shall not be removed until such time as a conditional use has approved for said Lot 1. The tree protection plan shall be subject to the approval of the Planning Unit prior to final approval of the CSM.*

**A motion was made by Golden, seconded by Bowser, to Approve. The motion passed by the following vote:**

**Excused:** 4 - Ohm, Boll, Lanier, Thompson-Frater and Ethington

**Aye:** 5 - Cnare, Golden, Davis, Bowser and Forster Rothbart

**No:** 1 - Konkel

**Non Voting:** 1 - Fey

*Speaking in support of the project were Scott Faust, 2112 Waunona Way, the applicant, and Jim Willmore, 2720 Waunona Way.*

*Speaking in opposition of the project were Phyllis Tschumper, 2224 Waunona Way, representing the Waunona Neighborhood Association and Karl Lang, 2528 Waunona Way.*

*Registered in support but not wishing to speak was Betty Willmore, 2720 Waunona Way.*

- 22. [04505](#) Consideration of a conditional use to expand an existing house and construct an accessory storage building on this lakeshore lot located at 705 Woodward Drive. 18th 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 Bowser, seconded by Cnare, to Approve. The motion passed by acclamation.**

*Registered in support and available to answer questions were Analisa Rudy & Eric Mott, 705 Woodward Drive and Mark Udvari-Solner, 2631 University Avenue.*

- 23. [04506](#) Consideration of a demolition permit to demolish an existing house and build a new house on the site located at 406 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 and the*



*following condition:*

*-That the applicant work with staff on providing as much sunlight as possible to the neighboring property to the north through the design of the roof.*

*Bowser withdrew a motion to refer this matter before it was seconded.*

**A motion was made by Konkel, seconded by Bowser, to Approve. The motion passed by acclamation.**

*Speaking neither in support nor opposition of the project was Kim Frey, 410 Glen Highway.*

*Registered in support of the project and available to answer questions was the applicant, Scott Poulsen, 4860 Pine Spring Road, DeForest.*

24. [04507](#) Consideration of a conditional use for a Planned Residential Development for a 56-unit development located at 5002 Siggelkow Road. 16th 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 Golden, seconded by Cnare, to Approve. The motion passed by acclamation.**

*Registered in support and available to answer questions were Chad Obright, The Ellefson Companies; 1018 Gammon Lane, Suite 100 and Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.*

*Registered neither in support nor opposition and wishing to speak was Chris Lambeaty, 4806 Valor Way. Mr. Lambeaty's concerns were addressed, however, before the matter was called and he no longer wished to speak.*

## Subdivisions

25. [02940](#) Approving Certified Survey Map of the property located at 3333 Fieldview Lane, Town of Cottage Grove, within the City's Extraterritorial Review Jurisdiction.

*The Commission found that the non-agricultural land division criteria were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.*

**A motion was made by Bowser, seconded by Golden, to Approve. The motion passed by acclamation.**

*Registered in support and available to answer questions were Kathleen Bollig & Cortney Keo, 3333 Fieldview Lane, Cottage Grove.*

26. [04536](#) Approving Certified Survey Map of the property located at 3472 Meier Road, Town of Blooming Grove, within the City's Extraterritorial Review Jurisdiction.

*The Commission found that the non-agricultural land division criteria were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.*

**A motion was made by Bowser, seconded by Cnare, to Approve. The motion passed by acclamation.**

*There were no registrants on this item.*

## BUSINESS BY MEMBERS

*Fey noted that a Plan Commission Training Survey from Dane County was provided in the Commission members packets and encouraged members to complete the survey as best as possible.*

*Ald. Golden requested that staff draft a resolution amending the Comprehensive Plan to incorporate a land use plan for the planet of Pluto.*

*Ald. Konkel asked Mark Olinger for an update on the recent Allied Pride design charette . Mr. Olinger indicated that the architects from the AIA were refining and finalizing the results of the meeting and that a presentation could be made in the near future.*

*Fey noted the amount of impervious surface on one of the waterfront projects reviewed by the Commission tonight and wondered if the topic of impervious surface lot coverage would be a topic for future discussion by the Commission. Bowser indicated that Ald. Radomski was also working on this issue regarding waterfront lots.*

## COMMUNICATIONS

*Fey noted a September 4, 2006 communication from the Cherokee Park Neighborhood Association.*

## SECRETARY'S REPORT

*Tim Parks provided a brief summary of upcoming matters in October.*

Communication from Town of Madison re: development in Arboretum.

*The Plan Commission was given a brief summary of the correspondence from the Town of Madison regarding the construction of two houses in the Forest park subdivision in the UW Arboretum.*

*Speaking neither in support nor opposition and answering questions about this matter was James Campbell, Chairperson, Town of Madison Board, 2120 Fish Hatchery Road.*

## Upcoming Matters - October 16, 2006 Meeting

- Presentation Regarding: Metropolitan Planning Organization Regional Transportation Plan
- Presentation Regarding: Shared Green Space - "Community Greens" Concept in Housing Developments (Ashoka Foundation)
- 54-56 Farwell Street - PUD to R4, relocate two houses
- 4421 Cottage Grove Road - R1 to C1, convert house into vet clinic
- 9401 Mid-Town Road - PUD, condominiums
- 2720 Waunona Way - boathouse on lakeshore lot
- 1729 Heim Avenue - conditional use to permit an employee for proposed acupuncture office in a new single-family house
- 6002 Cottage Grove Road - demolish former school house
- 8815 Silkwood Trail - demolish house
- 1425 Chandler Street - demolish house/build new house
- 3120-3160 Jeffy Trail - revised plat "Hawks Creek - First Addition"
- 9329-9324 Winter Frost Place - revised plat "Replat-Pine Hill Farm"

## Upcoming Matters - October 23, 2006 Meeting

*- 301 South Livingston Street - PUD, mixed use development*

## **ANNOUNCEMENTS**

*None.*

## **ADJOURNMENT**

A motion was made by Bowser, seconded by Cnare, to Adjourn at 10:50 P.M.  
The motion passed by acclamation.