



City of Madison Meeting Minutes - Final PLAN COMMISSION

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

Monday, February 19, 2007

5:30 PM

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

ROLL CALL

Present: Brenda K. Konkol, Lauren Cnare, Nan Fey, Brian W. Ohm, James C. Boll and Kelly A. Thompson-Frater

Excused: Kenneth Golden, Sarah Davis, Judy Bowser and Ruth Ethington

Fey was chair for the meeting.

Staff present: Brian Grady, Michael Waidelich, Brad Murphy & Tim Parks, Planning Division; Janet Piraino & Jeanne Hoffman, Mayor's Office; Hickory Hurie, CDBG Office.

MINUTES OF THE MEETING of February 5, 2007

A motion was made by **Boll**, seconded by **Konkol**, to Approve the Minutes. The motion passed by the following vote:

Excused: 3 - Golden, Davis, Bowser and Ethington

Aye: 5 - Konkol, Fey, Ohm, Boll and Thompson-Frater

No: 0 -

Abstain: 1 - Cnare

SCHEDULE OF MEETINGS

March 5, 19; April 9, 23, 2007.

- Schedule of meetings for the Plan Commission Subcommittee on demolition standards: March 19; April 9, 23, 2007.

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

1. [05668](#) Pumpkin Hollow Neighborhood Development Plan.

Michael Waidelich provided the Plan Commission with an informational presentation on the Pumpkin Hollow planning area located generally north of Hoepker Road and east of Interstate 39-90-94 and briefly discussed planning concepts being considered for the area. One of the concepts discussed was a request to include a large-scale commercial /office development along the interstate frontage between Hoepker and Anderson roads, which Planning staff indicated would not be consistent with the recommendations in the Comprehensive Plan.

Speaking in support of the large-scale commercial/office development concept was Scott McNab, 1 N. Bedford Street, Apt. 208, representing the concept's proponent, Cambridge Farms, LLC/ T Wall Properties.

Speaking neither in support nor opposition to the neighborhood planning effort but expressing concerns about the timing of the plan in light of the T Wall proposal was Jim Ring, Park Towne Development Corp., 402 Gammon Place, Suite 300 and Jenny Klas, 5835 Portage Road.

Following the discussion, Plan Commission members offered the following comments:

- Ald. Konkel indicated that she felt small, neighborhood-oriented businesses would be appropriate in this area, but that she could not support "big box" retail development here.*
- Boll agreed with Ald. Konkel and indicated that the planning effort needed to be timely and equitable to all property owners.*
- Ohm felt that "big box" doesn't fit well a traditional neighborhood development pattern but cited that a grocery store might be appropriate for this neighborhood, citing the [Copp's] grocery store in the Middleton Hills development in the City of Middleton.*
- Thompson-Frater felt that commercial along the interstate frontage would be appropriate except along the Anderson Road frontage opposite Token Creek County Park, where she indicated a preference for residential.*

ROUTINE BUSINESS

- 2. [05523](#) Authorizing the Mayor and City Clerk to execute an amendment to an existing lease with Russell C. and Marjorie A. Marty pertaining to lands located in Verona and Middleton Townships.

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

- 3. [05471](#) Authorizing the execution of an Underground Utility Easement to Madison Gas and Electric Company across a portion of the East District Police Station located at 809 S. Thompson Drive. 3rd Ald. Dist.

A motion was made by Cnare, seconded by Ohm, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by the following vote:

Excused: 3 - Golden, Davis, Bowser and Ethington

Recused: 1 - Boll

Aye: 4 - Konkel, Cnare, Ohm and Thompson-Frater

No: 0 -

Non Voting: 1 - Fey

- 4. [05470](#) Authorizing the Common Council to accept ownership from Twin Oaks Neighborhood Association of a neighborhood entrance sign to be located within the public right-of-way of Siggelkow Road. 16th Ald. Dist.

A motion was made by Thompson-Frater, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

Fairfax Lane, representing the 16th District.

NEW BUSINESS

5. [05574](#) Accepting the "Department of Planning and Development Reorganization Report" with its recommendations.
The Plan Commission referred this matter to its meeting of March 5, 2007 at the request of Aids. Olson and Golden.
A motion was made by Thompson-Frater, seconded by Boll, to Rerefer to the PLAN COMMISSION, due back on March 5, 2007. The motion passed by acclamation.
6. [05499](#) SUBSTITUTE - Amending Sections 16.23(8)(a)1. and 7. of the Madison General Ordinances to clarify the use of cul-de-sac streets.
The Plan Commission recommended approval of the substitute ordinance with the following amendment:
-That 16.23 (8)(a)1 "General" be revised to now read "Cul-de-sacs shall not be used in any street layout unless the topography or other unique physical feature of a development makes cul-de-sacs the only, or most logical, street layout. Where cul-de-sacs are determined to be necessary, a sidewalk, connecting path or multi-use path shall be provided to connect to another public right of way unless topography or other unique physical features make this connection impossible."
A motion was made by Thompson-Frater, seconded by Konkel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER of the substitute with an amendment. The motion passed by the following vote:
Excused: 3 - Golden, Davis, Bowser and Ethington
Aye: 3 - Konkel, Ohm and Thompson-Frater
No: 2 - Cnare and Boll
Non Voting: 1 - Fey
7. [05625](#) Communication from Joseph Krupp requesting a modification to the Inclusionary Dwelling Unit Plan for an approved PUD-SIP located at 555 North Midvale Boulevard ("Midvale Plaza"/"Sequoya Commons"). 11th Ald. Dist.
The Plan Commission approved the modified Inclusionary Dwelling Unit Plan for the Midvale Plaza/ Seuoya Commons planned unit development with the following revision:
- That the proposed inclusionary dwelling unit allotment for this phase of the project include one one-bedroom inclusionary unit, three two-bedroom inclusionary units and three three-bedroom inclusionary units.
A motion was made by Konkel, seconded by Ohm, to Approve. The motion passed by the following vote:
Excused: 3 - Golden, Davis, Bowser and Ethington
Aye: 4 - Konkel, Ohm, Boll and Thompson-Frater
No: 1 - Cnare

Non Voting: 1 - Fey

Speaking in support of the modification was the developer, Joseph Krupp, 2020 Eastwood Drive.

PUBLIC HEARING-6:00 p.m.

The public hearing began at 6:35 P.M. following the Pumpkin Hollow neighborhood discussion.

Conditional Uses/ Demolition Permits

- 8. [05627](#) Consideration of a demolition permit to demolish a vacant commercial building to accommodate a new commercial building on the site located at 2711 West Beltline Highway. 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.

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

- 9. [05628](#) Consideration of a demolition permit/conditional use to demolish a vacant residential building and provide a new parking lot to serve a nearby existing restaurant located at 2810 Todd Drive (located at 2705 West Beltline Highway). 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.

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

Registrants on Items 8 & 9:

Speaking in support of the two projects was the applicant, Brad Hutter, Mortenson Investment Group, 3113 W. Beltline Highway, and Gary Johannsen, 4906 Sherwood Road.

Also speaking in support of the two projects but with questions about the future use of tax increment financing for this project and a forthcoming project on the east side of Todd Drive was Duane Steinhauer, 912 Erin Street.

Registered in support and available to answer questions were: Doug Hursh, Potter Lawson, Inc., 15 Ellis Potter Court, Sarah Shoemaker & Andy Inman, Vierbicher Associates, 999 Fourier Drive, and Jason Bollig, Ideal Builders, 1406 Emil Street, all representing the applicant, Mortenson Investment Group; Chad Franklin, 1121 Bluebird Trail, Waunakee; Gary Allen, 2507 W. Beltline Highway; Cheri Carter, 3009 Ashford Lane, and; Sean Baxter, 4126 Cherokee Drive.

- 10. [05626](#) Consideration of a major alteration (revised plans) to an approved conditional use/demolition permit to demolish a house and garage and build a new house and detached garage on this lakeshore lot located at 2912 Waunona Way. 14 th 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 Cnare, seconded by Boll, to Approve. The motion passed by acclamation.

Speaking in support of the project was Robert Bouril, Bouril Design Studio, 6602 Grand Teton Plaza, representing the applicants, Bruce & Karen Zauft.

Zoning Map Amendments/Demolition Permits

11. [04214](#) Creating Section 28.06(2)(a)3218 of the Madison General Ordinances rezoning property from R1 Single-Family Residence District to R3 Single-Family and Two-Family Residence District. Proposed Use: Demolish House & Build New Duplex; 13th Aldermanic District: 2016 Sundstrom Street.
- A motion was made by Boll, seconded by Konkol, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**
- Speaking in support of the project was the applicant, Hubert McKenzie, 3055 Waunona Way.*
- Speaking in opposition to the project were: Mary Hopkins, 2020 Sundstrom Street; Barbara Gilligan, 2009 Sundstrom Street; Valleri Quintanilla, 307 Koster Street; Barb Fahrenkrug, 2005 Sundstrom Street; Joanne Kirkland, 319 Koster Street, and; Gregg Williard, 2049 Sundstrom Street.*
- Speaking neither in support nor opposition of the project was Ald. Isadore Knox, 1735 Baird Street, representing the 13th District.*
- Registered to speak in opposition but absent when called was Kevin Clark, 319 Koster Street.*
- Registered in opposition but not wishing to speak were: Monsine DiSaloo, 2060 Sundstrom Street; Virginia Link, 2102 Cliff Court; Beth Holden, 2101 Cliff Court, and; Christopher Hoffman, 2002 Sundstrom Street.*

BUSINESS BY MEMBERS

Thompson-Frater expressed an interest in the Plan Commission having training on "green" building practices and LEED Certifications. Fey also expressed an interest in the Commission getting such training, but indicated that she was going to wait to have it set up until after the new Plan Commission members are seated after the spring election.

Fey asked staff to have the final (substitute) ordinance and Board of Estimates recommendations on the reorganization of the Department of Planning and Development available for the March 5 Plan Commission discussion on the reorganization report.

Ald. Konkol had a question about the timing of replacement Plan Commission members

COMMUNICATIONS

Fey noted the letter from Rosemary Lee, dated February 19 and handed out to members of the Commission at the meeting, regarding the Demolition Subcommittee.

Fey also noted that she had been contacted by T Wall Properties regarding the

Pumpkin Hollow neighborhood development plan.

SECRETARY'S REPORT

Tim Parks gave the Commission a brief summary of upcoming matters.

UPCOMING MATTERS - March 5, 2007 Meeting

- 8201 Highview Drive - Amended PUD, 60-unit assisted living facility units (to be withdrawn)
- 801 Redan Drive - New elementary school/Linden Park
- 454 West Johnson Street - PUD, building demolition/197-unit condominium building (tentative item)
- Discussion of policy regarding the mix of unit types in new multi-family development proposals

UPCOMING MATTERS - March 19, 2007 Meeting

- 3200 Monroe Street - PUD, expand Dudgeon School building
- 6809 Milwaukee Street - PUD, 34-unit apartment development
- 910 West Wingra Drive - PUD, demolish houses/expand engineering firm office
- 444 Grand Canyon Drive - outdoor eating area, bowling alley
- 1331 East Wilson Street - demolish house
- 620 University Avenue - outdoor eating area, bar

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Thompson-Frater, to Adjourn at 8:15 P.M. The motion passed by acclamation.