



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved PLAN COMMISSION

Monday, May 19, 2008

5:00 PM

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

CALL TO ORDER/ROLL CALL

Present: 9 -

Eric W. Sundquist; Tim Gruber; Lauren Cnare; Nan Fey; Judy K. Olson;
James C. Boll; Judy Bowser; Michael A. Basford and Michael G. Heifetz

Excused: 2 -

Julia S. Kerr and Beth A. Whitaker

Fey was chair for the meeting. James Boll chaired the meeting for Special Items of Business, Agenda Items 1 and 2. Ald. Kerr arrived during the discussion of Agenda Item 2 and Judy Olson left prior to the discussion of Agenda Item 8.

Staff present were Brad Murphy, Kevin Firchow, and Rebecca Cnare, Planning Division; Bob McDonald, MPO; and Don Marx, Real Estate.

MINUTES OF THE May 5, 2008 MEETING

**A motion was made by Basford, seconded by Cnare, to Approve the Minutes.
The motion passed by voice vote/other.**

SCHEDULE OF MEETINGS

Regular Meetings: June 2, 16 and July 7, 21, 2008

Special Meeting to Discuss Zoning Code Rewrite: June 9, 2008 (5:00 p.m., Room LL-110, Madison Municipal Building)

SPECIAL ITEMS OF BUSINESS

1. [10409](#) Presentation regarding "The Natural Step" Framework

Presentation by Nan Fey and Karl Van Lith. No motions were made or actions taken on this item.

There were no registrants on this item.

ROLL CALL

Present: 10 -

Eric W. Sundquist; Tim Gruber; Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford and Michael G. Heifetz

Excused: 1 -

Beth A. Whitaker

2. [09780](#) Presentation by Meriter Hospital regarding master planning for its West Campus on McKee Road.
- No motions were made or actions taken on this item. Commission members asked that the LRTPC review issues prior to this coming back to the Plan Commission.
- Speaking in support of the project were Melissa Huggins, 202 South Park Street, representing Meriter and Brian Munson, Vandewalle and Associates, 120 East Lakeside Street.
- Speaking in opposition to the project was Gary Werner, 2302 Lakeland Avenue, 53704.
- Also speaking on the project but not registered in support or opposition was Ald. Zach Brandon, representing District 7.

APPOINTMENTS

Nan Fay noted there will need to be Plan Commission appointments to the Long Range Transportation Planning Commission, Inclusionary Zoning Advisory Oversight Committee, and the Pedestrian/Bicycle/Motor Vehicle Commission. Fey requested Commissioners review availability in regards to open positions. No appointments were made.

ROUTINE BUSINESS

3. [10058](#) Authorizing the Mayor and City Clerk to execute a partial release of a public sanitary sewer easement and accept a replacement sanitary sewer easement from 3800 East Washington Avenue, LLC, at 3801 E. Washington Avenue.
- A motion was made by Bowser, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**
4. [10121](#) Authorizing a Declaration of Change in Use from City park land to public street right-of-way for Willow Lane in the Highlands plat.
- A motion was made by Bowser, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**
5. [10202](#) Authorizing the Mayor and City Clerk to execute an amendment to the lease with Boys and Girls Club of Dane County, Inc. ("BGCDC") providing for a reduction in the area leased to BGCDC for parking lot purposes within the City greenway adjacent to BGCDC's property at 4619 Jenewein Road.
- A motion was made by Bowser, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

6. [10207](#) Authorizing the execution of an easement to the County of Dane for public pedestrian/bicycle path purposes across lands within Glacier Crossing Park, located at 3702 Ice Age Drive.

A motion was made by Bowser, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

PUBLIC HEARING-6:00 p.m.

Special Area Plan

7. [09550](#) SUBSTITUTE - Adopting the Stoughton Road Revitalization Project Plan and the goals, recommendations, and implementation steps contained therein as a supplement to the City's Comprehensive Plan.

A motion was made by Cnare, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

The original motion made by Ald. Cnare, seconded by Bowser, recommended the three "Be it Further Resolved" clauses contained in the Plan Commission materials be added to the original resolution. On a motion by Ald Gruber, seconded by Basford, an additional "Be it Further Resolved Clause" was recommended to state the City's support for 1) the "grid traffic arrangement" and 2) the "undergrounding of overhead utilities and high voltage utility lines." The motion also included stating City opposition to the 1) "Texas U-turn Bridges at Pflaum and Buckeye Roads" and 2) the "Flyover at Broadway as currently designed in the Wisconsin Department of Transportation's Draft Alternative Concepts for the US Highway 51 Central Segment." A subsequent motion by Ald. Cnare, seconded by Judy Olson, separated consideration of the undergrounding of utilities from the the aforementioned support and opposition language regarding street concepts and DOT Plans. That motion passed by the following vote (7:1): AYE: Cnare, Olson, Gruber, Sundquist, Kerr, Bowser, and Boll; NO: Basford; NON VOTING: Fey, Heifitz. Inclusion of new "Be it Further Resolved" language regarding the undergrounding of utilities passed (8:0) by the following vote. AYE: Cnare, Olson, Gruber, Sundquist, Kerr, Bowser, Boll; Basford, NON VOTING: Fey, Heifitz. Inclusion of new "Be it Further Resolved" language regarding the aforementioned support and opposition for the texas uturns and flyover passed by the following (5:3) vote: AYE: Olson, Gruber, Sundquist, Bowser, and Basford; NO: Cnare, Boll, and Kerr; NON VOTING: Fey, Heifitz. The amended motion recommending a substitute resolution including four new "Be it Further Resolved" clauses passed unanimously.

Speaking in support of the project was Tim Saterfield, 505 East Dean Avenue; James Polewski, 5010 Starker Avenue; Tonya Hamilton-Nisbet; and Ald. Judy Compton, 6030 Fairfax Lane, representing District 16.

Registered in support and not wishing to speak was Jim Roloff, 5609 Herro Lane.

ROLL CALL

Present: 9 -

Eric W. Sundquist; Tim Gruber; Lauren Cnare; Julia S. Kerr; Nan Fey;
James C. Boll; Judy Bowser; Michael A. Basford and Michael G. Heifetz

Excused: 2 -

Judy K. Olson and Beth A. Whitaker

Zoning Map Amendments

8. [09981](#) Creating Section 28.06(2)(a)3347. 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 71-Unit Apartment Building; 2nd Aldermanic District: 301 North Hamilton Street.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials with the following modification:
- That requirements for a new on-site loading area (described in Comment 2 of the May 8, 2008 Report from the City Traffic Engineer) be removed as a condition of approval. That comment states "This size of apartment facility along with the commercial development proposed should be required to provide a loading and unloading area on site."
- A motion was made by Basford, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- Speaking in support of the project were Ed Freer, 145 East Badger Road; David Kaul 145 East Badger Road; and Bill White, 2708 Lakeland Avenue, all representing the applicant.
- Registered in support and available to answer questions was the applicant Phil Hees, 12 North Butler Street.
- Registered in support and not wishing to speak were Rosemary Lee, 111 West Wilson Street 53703 and Maritta Stahl, Schuerscheid 28, 57234 Wilnsdorf, Germany.
9. [09982](#) Creating Section 28.06(2)(a)3348. of the Madison General Ordinances rezoning property from C4 Central Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3349. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Renovate & Expand Former School with 58 Apartments and First Floor Retail; 4th Aldermanic District: 31 South Henry Street.
- The Plan Commission referred the matter to their meeting of June 2 and requested that the City Attorney provide an opinion on the enforceability of the common party wall agreement and its applicability to the Plan Commission's deliberations.

A motion was made by Basford, seconded by Gruber, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 6/2/2008. The motion passed by voice vote/other.

Speaking in support of the project was David Ferch, 2704 Gregory Street, representing the applicant and Peter Ostlind, 533 West Main Street, representing the Bassett District of Capitol Neighborhoods.

Speaking in opposition to the project were Msgr. Kevin Holmes, 120 West Johnson Street, and Jerry E. McAow, 740 Regent Street, both representing the Diocese of Madison.

Registered in opposition and available to answer questions was Kevin Phelan, 8861 Settlers Road, representing the Diocese of Madison.

Speaking in neither support nor opposition was Ald. Mike Verveer, 614 West Doty Street #407, representing District 4.

Conditional Uses/ Demolition Permits

10. [10405](#) Consideration of a major alteration to an existing conditional use to allow alcohol sales in an outdoor eating area for a restaurant at 240 West Gilman Street. 8th 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 there will be no live music, amplified music, or amplified noise of any kind in the patio area.

A motion was made by Boll, seconded by Basford, to Approve. The motion passed by voice vote/other.

Registered in support was the applicant Jong Yean Lee, 402 West Gorham Street; Melissa Destree, 222 West Washington Avenue #310, representing the applicant; and Joseph Tachovsky, 1223 Sherman Avenue, representing the applicant.

11. [10406](#) Consideration of a conditional use and demolition permit to allow relocation of a single-family residence off-site and construction of a new residence on a lakefront lot at 5229 Harbor Court. 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 Cnare, seconded by Olson, to Approve. The motion passed by voice vote/other.

Registered in support were the applicants, Ted and Sandy Halbach, 202 Acadia Drive; Tyler Smith, 222 West Washington Avenue, representing the applicant; and Jim Hurley, 5235 Harbor Court.

BUSINESS BY MEMBERS

None.

COMMUNICATIONS

Nan Fey noted that each member of the Commission received a letter from Bill White dated May 15, 2008 regarding Agenda Item 8, requesting waivers from two conditions recommended by the City Traffic Engineer.

SECRETARY'S REPORT

Brad Murphy summarized upcoming agenda items and requested further input on creating a definition for the word demolition to add to the demolition ordinance.

Demolition Definition Discussion

Upcoming Matters - June 2, 2008

- Informational presentation regarding a proposed Honda dealership to be located at 5555 High Crossing Boulevard
- Badger/Ann/Park Tax Increment District (#38)
- 702 South Point Road - A to R2T/Y/Z, C R5, GDP and reapproval of 1,000 Oaks preliminary plat and approval of a 3-lot final plat
- 1723 Waldorf Boulevard - Amended PUD-GDP-SIP to construct 3 multi-family buildings with 79 apartments in place of 60 condos
- 92 Golf Parkway - Temp A to PUD-GDP-SIP to construct 2 duplex buildings
- 1507 Burning Wood Way - Amended PUD-GDP-SIP/Final Plat to construct 3 single-family homes instead of 3 duplexes; 3-lot/1-outlot plat
- 1910 Roth Street/ 1126 Huxley Street - Demolish 2 industrial buildings and parking to create open space

Upcoming Matters - June 16, 2008

- 626 Schewe Road - Temp A to R1/R4 and a preliminary plat creating 39 single-family lots, 1 multi-family lot, and 2 outlots
- 2317-2423 Allied Drive et al. - R3/R4 to PUD-GDP-SIP & Demo for the CDA Allied Drive redevelopment with 48 multi-family units in 5 buildings
- 702 North Midvale Boulevard - PUD-SIP Alteration to modify Phase II plans for hotel, retail, and parking along Hilldale Way
- 2702 East Washington Avenue - Demolish former convenience store and construct new convenience store
- 1347 Fish Hatchery Road - Conditional use for a 3-year extension of existing off-site accessory parking for St. Mary's Hospital
- 4302 East Washington Avenue - Conditional use to convert existing retail building into Starbuck's with drive-up service and outdoor eating

ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Boll, seconded by Gruber, to Adjourn at 9:15 p.m. The motion passed by voice vote/other.