



City of Madison

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

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Thursday, September 8, 2016

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

SPECIAL MEETING OF THE PLAN COMMISSION - WILL NOT BE TELEVISED

CALL TO ORDER/ROLL CALL

Present: 7 - Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Bradley A. Cantrell and James E. Polewski
Excused: 3 - Steve King; Michael W. Rewey and Fatima Bendada

Called to order at 5:07 p.m.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Mr. Opin introduced Jim Oeth, who was appointed to the Plan Commission for confirmation by the Common Council on September 20. If confirmed, Mr. Oeth will begin his term as a Plan Commissioner on October 17. No disclosures or recusals were made.

SPECIAL ITEMS OF BUSINESS

1. [44181](#) Review and discussion of the draft Yahara Hills Neighborhood Development Plan

Brian Grady of the City of Madison Planning Division presented background information and the draft plan for the Yahara Hills Neighborhood Development Plan area.

Plan Commission members asked several questions of staff.

Alder Zellers asked staff to clarify the difference between open space and parks and if the concerns regarding the Georgeson property was isolation. Mr. Grady responded the lack of connectivity is an issue. Mr. Opin stated the development would be important for Madison schools and compared the concept to the existing Cherokee subdivision. Mr. Grady responded that development pattern would likely not be approved today. Rick Roll added McFarland Schools requested a school site be included in the concept. Andrew Statz of Madison Metropolitan School District was in attendance and stated all surrounding school districts are aware of process.

Alder Zellers stated she had concerns with isolated residential areas, as the city has had problems with them in the past. Mr. Grady stated the southern residential area is somewhat isolated but options are limited because of the proximity of the landfill and lack of ability to support office or commercial development.

Ms. Berger asked about access to the Fankhauser property. Mr. Grady stated access from east is not predictable since it is outside the NDP area and a railroad crossing is not a certainty.

Mr. Opin asked about Ho-Chunk. Mr. Roll stated the nation is working on improving the gaming facility and studying the potential of a regional sports complex, parking ramp and cultural center. Zia Brucaya, representing Ho Chunk added the feasibility study is completed for the casino; studies for the cultural center and sports complex are in process. Rick Roll added access is limited to this area. DOT has studied improvements but no final decisions have been made.

A motion was made by Cantrell, seconded by Berger, to give staff direction to:
- Identify some of the developable portions of the Fankhauser property north of the rail corridor as low density residential in a later phase,
- Identify developable portions of the Georgeson property as rural/agricultural,
- Identify the isolated residential area in the southern portion of the plan area as a later phase, and evaluate appropriateness of other land uses,
- Consider potential options to allow division of existing farm house from large agricultural properties.

The motion passed by voice vote/other.

Registered in support but not wishing to speak: Zia Brucaya

Registered in opposition but not wishing to speak: Chris Hampton

Registered neither in support nor opposition and not wishing to speak: Paul Wertsch, Steve and Dorothy Manthe

Speaking neither in support nor opposition: Victor Vilacrez: Mr. Vilacrez, representing Hovde properties, owner of the Georgeson property on Cottage Grove Rd. Hovde's concept had three development areas, two of which are shown as open space. A wetland delineation revealed the property had 65 developable acres. He would like the southern areas to be depicted as rural/agricultural as this will give a better opportunity to look at area in future.

Speaking in opposition: Paul Fankhauser and Tom Walz. Mr. Fankhauser stated he would like rural/agricultural future land use designation to be shown as developable. Additionally, much of area shown as open space is developable and does not see catastrophic flooding. He felt a rail crossing to the south should be pursued. Mr. Walz stated he owns an agricultural parcel and would like to be able to subdivide the existing farm house area and keep remainder of land in agricultural use.

2. Factors Affecting Residential Parking in Madison

Chris McCahill presented "Factors Affecting Residential Parking in Madison," followed by general discussion.

3. Exemption from design requirements for civic and institutional uses in mixed-use and commercial districts

This item was removed from agenda and not discussed

ADJOURNMENT

A motion was made by Polewski, seconded by Carter, to Adjourn at 7:04 p.m.
The motion passed by voice vote/other.