



# City of Madison

## Meeting Minutes - Approved

### PLAN COMMISSION

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

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Monday, November 5, 2007

5:30 PM

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

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#### CALL TO ORDER / ROLL CALL

**Present:** 8 - Gruber, Cnare, Kerr, Fey, Boll, Bowser, Basford and Whitaker

**Excused:** 2 - Olson and Heifetz

Fey was chair for this meeting. Olson arrived prior to the consideration of Item #17.

Staff present: Brad Murphy, Linda Horvath & Tim Parks, Planning Division and Katherine Noonan, City Attorney's Office.

#### MINUTES OF October 15, 2007 MEETING and October 23, 2007 SPECIAL MEETING

The minutes for October 15 and October 23 were approved with corrections to the October 23 minutes to note that Judy Bowser was not present at that session and to correct the grammar in the last sentence.

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

#### SCHEDULE OF MEETINGS

November 19; December 3, 17, 2007; January 14, 2008

#### APPOINTMENTS

Ald. Gruber was appointed to serve as a Plan Commission representative to the Long Range Transportation Planning Commission. Beth Whitaker was appointed to serve as Plan Commission representative to the Pedestrian/ Bicycle/ Motor Vehicle Commission.

#### ROUTINE BUSINESS

1. [07690](#) Authorizing the Common Council to accept ownership from Hiestand Neighborhood Association of a neighborhood entrance sign to be located within a public greenway at 402 Swanton Road.

**A motion was made by Cnare, seconded by Boll, to Return to Lead with the Recommendation for Approval. The motion passed by voice vote/other.**

2. [07741](#) Authorizing a lease agreement with Bock Water Heaters, Inc. for the use of a portion of the City's East Rail Corridor property adjacent to Bock's property located at 110 South Dickinson Street.

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

- 3. [07748](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for the construction of sidewalk within the property at 6102 Schroeder Road related to Sidewalk and Curb & Gutter, Citywide Installation and Repair-2007-Engineering Project No. 53W0417. (1st AD)

**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 voice vote/other.**

**UNFINISHED BUSINESS**

- 4. [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.

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

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

Speaking in opposition to the project was Tim Yanacheck, 44 E. Mifflin Street, representing Bill Wellman and the Campus Inn, 601 Langdon Street and Steve Zarnowitz, Dahlmann Properties.

Harvey Temkin, 2313 Sugar River Road, Verona, a representative for the Hillel Foundation, registered his opposition to the Yanacheck testimony.

Registered in support of the project and available to answer questions were: Greg Steinberger, 1812 Van Hise Avenue; Mike Huffman, N3970 Cedar Road, Cambridge, and; Paul Cuta & Erik Jansson, Engberg Andersen Design Partnership, 1 N. Pinckney Street, both representing the Hillel Foundation.

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

**Neighborhood Plan**

- 5. [06761](#) Adopting the *Tenney-Lapham Neighborhood Plan* as a supplement to the City of Madison Comprehensive Plan.

**A motion was made by Basford, seconded by Bowser, to Rerefer to the PLAN COMMISSION, due back on 1/14/2008. The motion passed by voice vote/other.**

Speaking in support of the neighborhood plan was Patrick McDonnell, 441 N. Paterson Street, representing the Tenney-Lapham Neighborhood Association.

**Zoning Map Amendments/Subdivisions**

- 6. [07735](#) Creating Section 28.06(2)(a)3317. of the Madison General Ordinances rezoning property from A Agriculture, R2 Single-Family Residence District, R3 Single-Family and Two-Family Residence District and R4 General Residence District to R2 Single-Family Residence District; Proposed Use: 9 Residential Lots & 2 Institutional Lots; 3rd Aldermanic District: 651 South Sprecher Road.

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

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

- 7. [07835](#) Approving the final plat of Sprecher Road Estates located at 651 South Sprecher Road. 3rd Ald. Dist.

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

**A motion was made by Cnare, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.**

There were no registrants on Items # 6 & 7.

**Conditional Uses/Demolition Permits**

- 8. [07836](#) Consideration of a demolition permit to allow demolition of the St. Mary's Hospital Surgery Center at 800 South Brooks Street as part of the implementation of the approved Planned Unit Development for the Hospital Campus. 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.

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

Registered in support of the request and available to answer questions were John Lichtenheld, Schreiber-Anderson Associates, 717 John Nolen Drive and Gus Schultz, Boldt Construction, 740 Regent Street, both representing the applicants, St. Mary's Hospital.

- 9. [07837](#) Consideration of a conditional use/demolition permit to allow an existing restaurant with drive-up service window to be demolished and a new restaurant with drive-up service window to be constructed at 3051 East Washington Avenue. 15th 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 Gruber, to Approve. The motion passed by voice vote/other.**

There were no registrants on this item.

10. [07838](#) Consideration of a conditional use graphic at 1002 Williamson Street. 6th Ald. Dist.

This matter was referred at the request of the applicant.

**A motion was made by Whitaker, seconded by Boll, to Rerefer to the PLAN COMMISSION. The motion passed by voice vote/other.**

Registered in opposition to the request and wishing to speak was Dale Coppens, 306-310 S. Brearly Street.

11. [07839](#) Consideration of a demolition permit to allow demolition of a single-family residence at 621 West Doty Street as part of improvements to an adjacent parking lot. 4th 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 Boll, to Approve. The motion passed by the following vote:**

**Excused:** 2 - Olson and Heifetz

**Ayes:** 6 - Gruber, Cnare, Kerr, Boll, Bowser and Whitaker

**Noes:** 1 - Basford

**Non Voting:** 1 - Fey

Registered in support of the request and wishing to speak was the applicant, Dan Petersen, J. H. Findorff & Son, Inc., 300 S. Bedford Street.

12. [07840](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence and a conditional use to allow construction of a detached garage in excess of 800 square feet in the R1 Single-Family Residence District at 2016 Sundstrom Street. 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.

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

**Excused:** 2 - Olson and Heifetz

**Ayes:** 6 - Cnare, Kerr, Boll, Bowser, Basford and Gruber

**Noes:** 1 - Whitaker

**Non Voting:** 1 - Fey

Speaking in support of the requests was the applicant, Hubert McKenzie, 3055 Waunona Way.

Speaking neither in support nor opposition to the requests were Barb Fahrenkrug, 2005 Sundstrom Street and Barbara Gilligan, 2009 Sundstrom Street.

Registered in support of the demolition and neither in support nor opposition to the conditional use and available to answer questions was Mary Hopkins, 2020 Sundstrom Street.

**Zoning Text Amendments**

- 13. [07730](#) Amending Section 28.06(1)(h) and creating Sections 28.107(12), (14), (15), and (16) of the Madison General Ordinances to establish Wellhead Protection Districts Nos. 6, 12, 18 and 24.

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

- 14. [07732](#) Amending Sections 28.11(3)(k) of the Madison General Ordinances to cap the number of parking spaces at one space for each two hundred fifty (250) square feet of gross floor area for certain uses and amending Section 28.08(2)(c)5., creating Sections 28.08(5)(c)16., (6)(c)14., (7)(c)14., (8)(c)3., and (11)(c)15., 28.085(2)(c)5. and (5)(c)6., amending Section 28.09(2)(c)8., creating Section 28.09(5)(c)22., amending Section 28.10(4)(d)11., and creating Sections 28.10(4)(d)33. and (6)(d)8. of the Madison General Ordinances to create a conditional use for exceeding the maximum number of parking spaces.

The Plan Commission referred this item and ID 07768 to the December 3, 2007 meeting to allow staff to provide the Commission with information on the approaches to parking requirements other communities are taking, to analyze the impact the proposed changes will have on established neighborhoods and to review the Comprehensive Plan for guidance on this subject.

**This Ordinance was RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 12/3/2007**

Speaking in support of this proposal was Eric Sundquist, 2215 Keyes Avenue.

Speaking in opposition of this proposal was Carole Schaeffer, Smart Growth Madison, 701 E. Washington Avenue.

- 15. [07768](#) Amending Section 28.11(3)(l)5.d. of the Madison General Ordinances to modify the minimum number of parking spaces required for certain uses.

The Plan Commission referred this item and ID 07732 to the December 3, 2007 meeting to allow staff to provide the Commission with information on the approaches to parking requirements other communities are taking, to analyze the impact the proposed changes will have on established neighborhoods and to review the Comprehensive Plan for guidance on this subject.

**A motion was made by Boll, seconded by Basford, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 12/3/2007. The motion passed by voice vote/other.**

Speaking in support of this proposal was Carole Schaeffer, Smart Growth Madison, 701 E. Washington Avenue.

Speaking in opposition of this proposal was Rosemary Lee, 111 W. Wilson Street.

- 16. [07785](#) Creating Section 28.10(3)(c)14. of the Madison General Ordinances to add certain servicing, distribution, and wholesaling establishments as permitted uses in the SM District.

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

**BUSINESS BY MEMBERS**

None

**COMMUNICATIONS**

Nan Fey noted the resignation of Brian Ohm from the Plan Commission.

**SECRETARY'S REPORT**

Brad Muprhy noted that Commission members were provided a copy of a draft revised Plan Commission Manual to review at the October 23, 2007 special meeting. Mr. Murphy asked that members review the draft over the next 2-3 weeks and provide comments to himself, Katherine Noonan in City Attorney's Office or Tim Parks. Mr. Murphy also summarized upcoming Commission matters.

**Upcoming Matters - November 19, 2007**

- Pumpkin Hollow Neighborhood Development Plan
- 639 Pleasant View Road, Amended PUD-GDP-SIP, construct a 124-unit apartment development
- 1022 West Johnson Street, R6 to PUD-GDP-SIP, demolish two house to construct 14-story, 162-unit apartment building
- 233 Langdon Street , CU to convert a former frat house/SRO to 20-unit apartment building
- 1015 Hillside Avenue, demolish single-family home, re-divide two lots

**Upcoming Matters - December 3, 2007**

- 4131 Marsh Road, Temp M1 to M1/A & PP, Tradesmens Industrial Park with 22 commercial/industrial lots and 3 outlots
- 115 West Doty Street, Amended PUD-GDP-SIP, erect 50-foot antenna on top of Public Safety Building
- 119-25 North Butler Street et al, R6 to PUD-GDP, demolish/relocate three houses to construct apartment building
- 3006 Shady Oak Lane, CSM ETJ, create two lots in Town of Verona
- 5438 Lake Mendota Drive, CU to add second floor to existing lakefront residence and detached garage

**ANNOUNCEMENTS**

None

**ROLL CALL**

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

**Excused:** 1 - Heifetz

**Land Division**

Boll moved and Ald. Gruber seconded a motion for the Plan Commission to go into closed session pursuant to Section 19.85(1)(g), Wisconsin Statutes, which reads as follows:  
"Conferring with legal counsel for the governmental body who is rendering oral or written

advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved." The vote passed on the following vote: AYE: Ald. Kerr, Ald. Cnare, Ald. Gruber, Fey, Basford, Boll, Bowser, Whitaker, Olson; NAY: None (9-0).

Following the closed session, Basford moved and Ald. Cnare seconded a motion to leave closed session and go back into open session. The vote passed on the following vote: AYE: Ald. Kerr, Ald. Cnare, Ald. Gruber, Fey, Basford, Boll, Bowser, Whitaker, Olson; NAY: None (9-0).

17. [07841](#)

Consideration of a Certified Survey Map within the City's Extraterritorial Review Jurisdiction creating three lots at 6810 Cross Country Road, Town of Verona.

The Commission found that the non-agricultural extraterritorial 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 Kerr, to Approve. The motion passed by the following vote:**

**Excused:** 1 - Heifetz

**Ayes:** 5 - Kerr, Fey, Olson, Bowser and Cnare

**Noes:** 4 - Boll, Basford, Whitaker and Gruber

Speaking in support of the request was Ron Trachtenberg, Murphy Desmond, SC, 33 E. Main Street, representing the applicant, Greg Thompson, who was present and registered in support and available to answer questions.

**ADDENDUM**

18. [07786](#)

Supporting the objection to the waiver of state building codes for balconies at 700 University Avenue.

**A motion was made by Bowser, seconded by Gruber, to Return to Lead with the Recommendation for Approval to the HOUSING COMMITTEE. The motion passed by the following vote:**

**Excused:** 2 - Olson and Heifetz

**Ayes:** 5 - Gruber, Cnare, Boll, Bowser and Whitaker

**Noes:** 2 - Kerr and Basford

**Non Voting:** 1 - Fey

**ADJOURNMENT**

**A motion was made by Boll, seconded by Kerr, to Adjourn at 8:35 PM. The motion passed by voice vote/other.**