



City of Madison

Meeting Minutes - Approved

PLAN COMMISSION

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

Monday, November 19, 2007

5:30 PM

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

CALL TO ORDER/ROLL CALL

Boll was chair for this meeting.

Present: 6 -

Tim Gruber; Judy K. Olson; James C. Boll; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Excused: 4 -

Lauren Cnare; Julia S. Kerr; Nan Fey and Judy Bowser

Staff present were Brad Murphy, Michael Waidelich, Kevin Firchow, Brian Grady, Planning Division; Michael Dailey, Engineering; and Katherine Noonan, Attorney's Office.

MINUTES OF THE November 5, 2007 MEETING

A motion was made by Olson, seconded by Gruber, to Approve the Minutes. The motion passed by voice vote/other.

SCHEDULE OF MEETINGS

December 3, 17, 2007; January 14, 2008

ROUTINE BUSINESS

1. [07767](#) Creating Section 20.08(7) of the Madison General Ordinances to establish the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District.

A motion was made by Basford, seconded by Olson, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

2. [07810](#) Accepting a Permanent Public Easement for sidewalk purposes from Park East, LLC across property located at 3502 Dennett Drive.

A motion was made by Basford, seconded by Olson, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

- 3. [07815](#) Accepting a Permanent Limited Non-Exclusive Access Easement from Madison High Crossing Lodging Investors, LLC across property located at 2502-2602 Crossroads Drive.

A motion was made by Basford, seconded by Gruber, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

APPOINTMENTS

Plan Commission appointment to Joint Southeast Campus Area Committee

No appointments were made.

PUBLIC HEARING-6:00 p.m.

Neighborhood Plan

- 4. [07613](#) Adopting the Pumpkin Hollow Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan, and authorizing the City's applications to amend the Central Urban Service Area as required to implement the development staging recommendations in the neighborhood plan.

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

Speaking in support of the project was Bill White, 2708 Lakeland Avenue.

Speaking in neither support nor opposition was Scott McNab, 1 N. Bedford Street; representing T Wall Properties; and Michael Forster Rothbart, 64 Lansing Street.

Conditional Uses/ Demolition Permits

- 5. [08143](#) Consideration of a conditional use to allow a former fraternity house/ single-room occupancy building at be converted into a 20-unit apartment building at 233 Langdon 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.

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

Registered in support and available to answer questions were the applicant, Harold Langhammer, 370 East Lakeside Street; and David Ferch, 2704 Gregory Street, representing the applicant.

6. [08147](#) Consideration of a major alteration to an existing conditional use to allow the second floor of a residence on a lakefront lot to be remodeled and expanded, and a conditional use to allow construction of a detached garage, all at 5438 Lake Mendota Drive. 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 Gruber, seconded by Heifetz, to Approve. The motion passed by voice vote/other.

Registered in support and available to answer questions were the applicants Mike and Jeanette Tierney, 5438 Lake Mendota Drive.

7. [08148](#) Consideration of a demolition permit to allow demolition of a single-family residence and future construction of a new residence at 1015 Hillside Avenue. 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 conditions:

- That the property be left on the open market for sale and that no demolition permit be issued before November 20, 2008.
- That City Engineering shall review and approve a stormwater / mitigation plan prior to issuance of any demolition permit and permits for any replacement structure.
- That a revised note be placed on the CSM indicating that the Plan Commission shall review and approve any new principal structure using the conditional use standards.

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

Excused: 4 -
Lauren Cnare; Julia S. Kerr; Nan Fey and Judy Bowser

Ayes: 4 -
Judy K. Olson; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Noes: 1 -
Tim Gruber

Non Voting: 1 -
James C. Boll

Land Division

8. [08149](#) Approving Certified Survey Map of the James J. & Susan A. Bakke properties located at 1015 Hillside Avenue and 6001 North Highland Avenue. 19th Ald. Dist. Approval recommended subject to comments and conditions contained in the Plan Commission materials and the following conditions:

- That the property be left on the open market for sale and that no demolition permit be issued before November 20, 2008.
- That City Engineering shall review and approve a stormwater / mitigation plan prior to issuance of any demolition permit and permits for any replacement structure.
- That a revised note be placed on the CSM indicating that the Plan Commission shall review and approve any new principal structure using the conditional use standards.

A motion was made by Whitaker, seconded by Basford, 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 the following vote:

Excused: 4 -

Lauren Cnare; Julia S. Kerr; Nan Fey and Judy Bowser

Ayes: 4 -

Judy K. Olson; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Noes: 1 -

Tim Gruber

Non Voting: 1 -

James C. Boll

The following applicants were registered on agenda items #7 and #8.

Speaking in support of the project was Harvey Temkin, 2313 Sugar River Road, Verona, representing the applicant; Kathy Fleming 429 Gammon Place, representing the applicant; Margaret Stafford, 8119 Old Sauk Pass, Cross Plains; and John Stafford.

Speaking in opposition was Tom Link, 1111 Willow Lane.

Speaking in neither support nor opposition was Richard Stockwell, address not provided.

Registered in support and available to answer questions was Al Czecholinski, 8119 Old Sauk Pass, Cross Plains; and Jim Bakke, 6001 North Highlands Avenue.

Zoning Text Amendments

- 9. [07905](#) Creating Section 28.10(4)(d)32. of the Madison General Ordinances to make hotels a conditional use in the M1 District.

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

Registered in support and available to answer questions was Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.

- 10. [07911](#) Amending Sections 28.08(6)(f) and (7)(f) of the Madison General Ordinances to remove yard requirements for colleges and universities.

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

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

There were no registrants on this item.

Zoning Map Amendments

- 11. [07736](#) Creating Section 28.06(2)(a)3318. 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)3319. 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: Demolish 2 Houses to Construct 14-Story, 162-Unit Apartment Building; 8th Aldermanic District: 1022 West Johnson Street.
This matter was referred pending a recommendation by the Urban Design Commission.
A motion was made by Olson, seconded by Heifetz, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

CLOSED SESSION

Basford 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. Gruber, Basford, Boll, Heifetz, Whitaker, Olson; NAY: None (6-0).

Following the closed session, Basford moved and Heifetz seconded a motion to leave closed session and go back into open session. The vote passed on the following vote: AYE: Ald. Gruber, Basford, Boll, Heifetz, Whitaker, Olson; NAY: None (6-0).

- 12. [07738](#) Creating Section 28.06(2)(a)3320. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3321. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District; Proposed Use: Construction of 124-Unit Apartment Building; 9th Aldermanic District: 639 Pleasant View Road.
Approval recommended subject to comments and conditions contained in the Plan Commission materials.
A motion was made by Heifetz, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Excused: 4 -
Lauren Cnare; Julia S. Kerr; Nan Fey and Judy Bowser

Ayes: 4 -
Tim Gruber; Judy K. Olson; Michael A. Basford and Michael G. Heifetz

Noes: 1 -
Beth A. Whitaker

Non Voting: 1 -
James C. Boll

Speaking in support of the project was Bill White, 2798 Lakeland Avenue, and Ron Trachtenberg, 33 East Main Street, both representing the applicant.

Registered in support and available to answer questions were Craig Enzenroth, 8500 Greenway Blvd, Middleton; and Patrick McGowan, 202 West Gorham, both representing the applicant, Churchill Crossings, LLC.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

Brad Murphy presented the upcoming meeting schedule.

Upcoming Matters - December 3, 2007

- 4131 Marsh Road, Temp M1 to M1/A & Preliminary Plat, Tradesmens Industrial Park, containing 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
- 3006 Shady Oak Lane, CSM ETJ, creating two lots in Town of Verona
- 119-25 North Butler Street et al, R6 to PUD-GDP, demolish/relocate three houses to construct apartment building (Tentative)

Upcoming Matters - December 17, 2007

- 301 North Hamilton Street (Block 258), R6/C1 to PUD-GDP and demolish 6 buildings for future construction of 70-unit apartment building
- 702 North Midvale Boulevard, PUD-SIP to Amended PUD-GDP-SIP, to construct a 140-room hotel in place of previously approved 90-unit condo
- 630 West Mifflin Street, M1 to R6 and conditional use to remodel existing warehouse for use as UW Arts Department studios
- 733 CTH M, Temp A to PUD-GDP to allow future construction of 65 apartment units
- 1501 Monroe Street, Demolish commercial building and construct a 5-story, 48-room hotel

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Basford, to Adjourn at 7:25 PM. The motion passed byvoice vote/other.