



City of Madison

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

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Monday, October 20, 2008

5:00 PM

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

CALL TO ORDER/ROLL CALL

Present: 10 -

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

Excused: 1 -

James C. Boll

Fey was chair for the meeting. Basford, Olson, and Heifetz arrived during the discussion of agenda item 1.

Staff Present: Mark Olinger, Secretary; Tim Parks, Kevin Firchow, Micheal Waidelich, and Rick Roll, Planning Division; Matt Tucker, Zoning Administrator; and Mario Mendoza, Mayor's Office.

MINUTES OF THE October 6, 2008 MEETING

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

SCHEDULE OF MEETINGS

November 3, 17 and December 1, 15, 2008

SPECIAL ITEM OF BUSINESS

1. [09248](#) Discussion with the Cunningham Group regarding the Zoning Code rewrite.

Suzanne Rhees of the Cuningham Group and Matt Tucker, Zoning Administrator, provided an update on the status of the Zoning Code re-write and a summary of the proposed residential zoning districts in the new code.

ROUTINE BUSINESS

2. [12092](#) Authorizing the execution of an Underground Utility Easement to Madison Gas and Electric Company across a portion of Secret Places Park located at 6001 Sledding Parkway.

A motion was made by Cnare, seconded by Olson, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The

motion passed by voice vote/other.

NEW BUSINESS

3. [12178](#) Accepting the report entitled "Madison Public Market: Project Report: Key Highlights and Findings."

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

Speaking in support of the project was Jim Bower, 1411 Morrison Street, representing Blue Planet Partners, 120 E. Lakeside Street; David Ewanowski, 621 Williamson Street, representing Kee Architects; and Ald. Marsha Rummel, 1029 Spaight Street, representing District 6. Registered in support and available to answer questions was Marianne Morton, 610 Schiller Court, representing Common Wealth Development.

4. [11937](#) Consideration of a complaint against an approved conditional use located at 1419 Monroe Street. 5th Ald. Dist.

The Plan Commission found that there was reasonable probability that this conditional use is operating in violation of the standards contained within Section 28.12(11)(g) and referred this item for a public hearing before the Plan Commission.

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

Speaking in opposition to this item was Harvey Temkin, 2313 Sugar River Road, Verona, representing McJingles/Stadium Bar.

5. [12316](#) Consideration of a modification to the approved Inclusionary Dwelling Unit Plan for the Hawks Ridge Planned Unit Development and Subdivision located at 9401 Mid Town Road; 1st Ald. Dist to allow the developer to pay the fee in lieu of providing inclusionary dwelling units in installments.

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

PUBLIC HEARING-6:00 p.m.

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Map Amendment

6. [11935](#) Creating Section 28.06(2)(a)3388. 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)3389. 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: Enlarge and Convert 2-Unit Building Into Single Family Home; 13th Aldermanic District: 718 South Orchard Street.

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

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

Speaking in support of the project was the applicant, Todd Kiley, 718 S. Orchard Street. Registered in support and available to answer questions was Maureen Kiley, 718 S. Orchard Street. Registered in support and not wishing to speak was Angie Kiley, 1208 Erin Street and Kendal D. Kiley, 1208 Erin Street.

Conditional Use/ Demolition Permits

- 7. [12297](#) Consideration of a major alteration to an existing conditional use for an outdoor eating area for a restaurant at 617 Williamson Street. 6th 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 voice vote/other.

Speaking in support of the project was John Gadau, 1017 Vilas Avenue. Registered in support and available to answer questions was Ald. Marsha Rummel, 1029 Spaight Street, representing District 6.

Speaking in opposition to the project was Ron Singer; 404 S. Blount Street, #107.

- 8. [12298](#) Consideration of a demolition permit to allow a former grocery store to be demolished for future development at 1422 Northport Drive. 18th 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 additional condition:

-That the applicant grade and seed the rear portion of the property with grass and that this portion of the property is secured with fencing.

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

Speaking in support of the project was Fran Reible, 919 Applegate Road, representing the applicant, UW Credit Union. Registered in support and available to answer questions were Kerry Mann, UW Credit Union, 409 Franklin Street, Sauk City and Joshua Jordan, 1426 Northport Drive, representing Pizza Hut.

BUSINESS BY MEMBERS

None.

COMMUNICATIONS

None.

SECRETARY'S REPORT

Tim Parks presented the draft 2009 Plan Commission meeting schedule, a proposed demolition demolition that will be formally introduced as a zoning text amendment and discussed at a future meeting. Additionally, Mr. Parks highlighted other upcoming Plan Commission matters.

2009 Plan Commission Meeting Schedule

Demolition Definition Discussion

Alds. Cnare and Gruber indicated they would be willing to sponsor the introduction of this text amendment at a future Common Council meeting.

Upcoming Matters - November 3, 2008

- 5555 High Crossing Boulevard - C2 to C3 to construct a Honda dealership facility
- 902 Dempsey Road- Partially demolish vacant factory with no proposed use
- 233 West Gilman Street - Conditional use to convert a lodging house into a synagogue with accessory apartment
- 100 North Hamilton Street - Major alteration to a conditional use in C4 to convert an office building into Madison Children's Museum
- 5706 Lake Mendota Drive - Demolish single-family home and construct new residence on lakefront lot
- 1513 Lake Point Drive - Conditional use to allow drive-up service window for restaurant (referred from October 15, 2007 meeting)

Upcoming Matters - November 17, 2008

- 4021 Grand Crossing Road - PUD-GDP to Amended PUD-GDP for a mixed-use development with theatre/entertainment complex
- 4800 Sheboygan Avenue - Preliminary Plat/CSM of Hill Farms site per PUD-GDP and 3-lot CSM
- 5206 Siggelkow Road - Major alteration to a conditional use to expand an existing daycare
- 18-22 Turnwood Circle - Conditional use to construct a single-family residence in excess of 10,000 square feet
- 3520 Packers Avenue - Demolish appliance repair store to construct gas station & convenience store
- 402 North Lawn Avenue - Conditional use to convert a single-family residence to two-family residence
- 2014 Allied Drive - Demolish four-unit apartment building for future transportation purposes
- 1244 South Park Street - Conditional use for parking reduction to allow office to be converted to a restaurant

ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Olson, seconded by Kerr, to Adjourn at 7:53 pm. The motion passed by voice vote/other.