



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, November 3, 2008

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 10 -

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

Excused: 1 -

Eric W. Sundquist

Fey was chair for the meeting. Mr. Heifetz left prior to the discussion of Agenda Item 9.

Staff Present: Mark Olinger, Secretary; Brad Murphy, Kevin Firchow, Micheal Waidelich, Heather Stouder, and Tim Parks, Planning Division; Barb Constans, CDBG Office; Matt Tucker, Zoning Administrator; and Mario Mendoza, Mayor's Office.

MINUTES OF THE October 20, 2008 MEETING

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

Excused: 1 -

Eric W. Sundquist

Ayes: 7 -

Judy Bowser; Tim Gruber; Lauren Cnare; Julia S. Kerr; Judy K. Olson; Michael A. Basford and Beth A. Whitaker

Abstentions: 1 -

James C. Boll

Non Voting: 2 -

Michael G. Heifetz and Nan Fey

SCHEDULE OF MEETINGS

November 17 and December 1, 15, 2008
(The November 17 meeting will be held in Room 260, MMB)

ROUTINE BUSINESS

1. [12367](#) Authorizing the execution of an Overhead Electric Line Easement to Madison Gas and Electric Company across a portion of public greenway in the Park Addition to Meadowood located at 6105 Hammersley Road.

A motion was made by Cnare, seconded by Basford, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by the following vote:

Excused: 1 -

Eric W. Sundquist

Ayes: 7 -

Tim Gruber; Lauren Cnare; Julia S. Kerr; Judy K. Olson; Michael A. Basford; Beth A. Whitaker and Judy Bowser

Abstentions: 1 -

James C. Boll

Non Voting: 2 -

Michael G. Heifetz and Nan Fey

2. [12368](#)

Authorizing the grant to Madison Gas and Electric Company of an Underground Gas Main Easement across the public greenway located at 1701-1703 Fish Hatchery Road.

A motion was made by Cnare, seconded by Olson, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by the following vote:

Excused: 1 -

Eric W. Sundquist

Ayes: 7 -

Tim Gruber; Lauren Cnare; Julia S. Kerr; Judy K. Olson; Michael A. Basford; Beth A. Whitaker and Judy Bowser

Abstentions: 1 -

James C. Boll

Non Voting: 2 -

Michael G. Heifetz and Nan Fey

NEW BUSINESS

3. [11309](#)

Approving the Inclusionary Dwelling Unit Plan for the approved 1000 Oaks subdivision located at 604-702 South Point Road. 9th Ald. Dist.

The Plan Commission approved the Inclusionary Dwelling Unit Plan, specifying that the Gap and Waiver Analysis utilizing the "plat acreage" base density calculation be used. Based on the approved calculation scenario, CDGB staff concluded that the developer would be expected to provide a total of forty (40) inclusionary dwelling units and make a payment in lieu of \$12,400 under this scenario. The motion also includes a requirement that a land use restriction agreement (LURA) be recorded for the lands north of Watts Road, requiring that future inclusionary zoning analysis occur should those lands develop as owner occupied and not rental occupied units. The motion passed 5:4 by the following vote: (AYE: Boll, Basford, Whitaker, Bowser, and Fey; NO: Ald. Gruber, Ald. Cnare, Ald. Kerr, and Olson; NON VOTING: Heifetz).

A motion was made by Bowser, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Excused: 1 -

Eric W. Sundquist

Ayes: 5 -

James C. Boll; Michael A. Basford; Beth A. Whitaker; Judy Bowser and Nan Fey

Noes: 4 -

Tim Gruber; Lauren Cnare; Julia S. Kerr and Judy K. Olson

Non Voting: 1 -

Michael G. Heifetz

Speaking in support of this item were the applicant Don Esposito, Veridian Homes, 6801 South Towne Drive and Brian Munson, Vandewalle and Associates, 120 East Lakeside Street, representing the applicant.

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.

Neighborhood Plan Amendment

- 4. [11792](#) Amending the Nelson Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to revise the land use recommendation for a property located south of Nelson Road and High Crossing Boulevard from Office/Service to Retail/Service, and to revise the recommended alignments of planned future street extensions in this area.
To be referred to the December 1, 2008 meeting at the request of the applicant.

A motion was made by Cnare, seconded by Basford, to Rerefer to the PLAN COMMISSION, due back on 12/1/2008. The motion passed by voice vote/other.

Zoning Map Amendment

- 5. [11616](#) Creating Section 28.06(2)(a)3384. of the Madison General Ordinances rezoning property from C2 General Commercial District to C3 Highway Commercial District. Proposed Use: Construct a Honda Dealership Facility; 17th Aldermanic District: 5555 High Crossing Boulevard.
To be referred to the December 1, 2008 meeting at the request of the applicant.

A motion was made by Cnare, seconded by Olson, to Rerefer for Recessed Public Hearing to the PLAN COMMISSION, due back on 12/1/2008. The motion passed by voice vote/other.

Conditional Use/ Demolition Permits

- 6. [07720](#) Consideration of a conditional use to allow a drive-up window as part of a two building office-retail development located at 1513 Lake Point Drive. 14th 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 conditions:

- That the hours of operation for the drive-up window be limited to 10:30 am until 10:00 pm.
- That the applicant work with City Traffic Engineering, outside of this process, to identify options for improved pedestrian crossings and connections to Lake Point Drive.

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

Speaking in support of the project was the applicant, Scott Norton, 5018 Voges Road, McFarland; Shelia Stubbs, 11 Waunona Woods Court #2, representing the Bridge Lakepoint Neighborhood Association; Linda Hostins; 11 Waunona Woods Court #2; Detrea Hassel; 1 Waunona Woods Court #4; and Patrick Depula, 5335 Lake Park Boulevard

Registered in support and not wishing to speak were Tony Nastasi, 5333 Lake Park Boulevard and Mary Franson, 5327 Lake Park Boulevard.

Speaking in opposition to the project were T. Kinny, 54 Waunona Woods Court; Rena Crispin, 22 Waunona Woods Court; Tiffany Thom, 40 Waunona Woods Court; Marsha Henegar, 57 Waunona Woods Court, Judy McNeal 26 Waunona Woods Court, Judy Patenaude, 51 Waunona Woods Court; and Carolyn Latsch, 64 Waunona Woods Court, representing the Waunona Woods Condominiums.

Registered in opposition and not wishing to speak were Beth Olson, 20 Waunona Woods Court; Susan Breitlow, 62 Waunona Woods Court, Catherine O'Connell, 12 Waunona Woods Court; Mike Patenaude, 51 Waunona Woods Court; and Robin Alpenglow, 61 Waunona Woods Court, who provided written comments.

- 7. [12152](#) Consideration of a conditional use to allow construction of a detached garage in excess of 576 Square feet in the R2 Residential District at 637 South Shore Drive. 13th Ald. Dist.

To be referred to the November 17, 2008 meeting at the request of the applicant.

A motion was made by Cnare, seconded by Olson, to Rerefer to the PLAN COMMISSION and should be returned by 11/17/2008. The motion passed by voice vote/other.

There were no registrants on this item.

- 8. [12460](#) Consideration of a conditional use to allow a lodging house to be converted to a synagogue with second floor apartment at 223 West Gilman Street. 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.

An amendment to this motion, proposed by Ald. Gruber and seconded by Ald. Kerr, to eliminate the bike parking requirement as stated in Condition 1 of the Zoning Administrator's November 3, 2008 Report failed by the following vote: 2:5 (AYE: Ald. Gruber and Ald. Kerr; NO: Ald. Cnare, Basford, Olson, Whitaker, Boll, and Bowser; NON VOTING: Fey and Heifetz).

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

Speaking in support of the project was the applicant Rabbi Mendel Matusof, 223 W. Gilman Street, representing Chabad Lubavitch, Inc, 1722 Regent Street and Ald. Mike Verveer, 614 West Doty Street, #407, representing District 4.

Registered in opposition and available to answer questions was Benjamin Atkinson, 422 N. Henry Street. (Note, this registrant's concerns were addressed during the public hearing and he stated he had no objections).

Registered in neither support nor opposition and available to answer questions was Knute Villand, Transcend Architects, 395 East Main Street, Sun Prairie, representing the applicant. Registered in neither support nor opposition and not wishing to speak was John Oliver, 244 West Gilman Street #201.

ROLL CALL

Present: 9 -

Judy Bowser; Tim Gruber; Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; James C. Boll; Michael A. Basford and Beth A. Whitaker

Excused: 2 -

Eric W. Sundquist and Michael G. Heifetz

9. [12461](#)

Consideration of a conditional use for an addition and exterior alteration in the C4 Central Commercial District to allow an office building to be converted into the Madison Children's Museum at 100 North Hamilton Street. 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 and the following:

-That Condition 2 recommended in the Planning Division Report of October 29, 2008 be eliminated. Elimination of this condition allows the inclusion the glass balcony / prow overlook projection as shown in the applicant's plans.

-That the glass balcony/prow overlook be removed from the building should the building no longer be operated as a children's museum.

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

Speaking in support of the project was Michael Huffman, N3970 W. Cedar Road, Cambridge and Ruth Shelly 1133 Sunridge Drive, both representing the Madison Children's Museum. Also speaking in support of the project but opposed to the proposed overlook projection was Ald. Mike Verveer, 614 West Doty Street, #407, representing District 4.

Registered in support and available to answer questions was Mark Lefebvre, The Kubala Washatko Architects, W61 N617 Mequon Avenue, Cedarburg; and Ricky Smith, RA Smith, 16745 West Bluemound Road, Brookfield.

10. [12462](#)

Consideration of a conditional use and demolition permit to allow an existing single-family residence to be demolished and a new residence to be constructed on a lakefront lot at 5706 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 Bowser, seconded by Boll, to Approve. The motion passed by voice vote/other.

Registered in support and available to answer questions was Mark M. Wohlferd; 3207 Glacier Ridge Road, Middleton, representing the applicant.

- 11. [12463](#) Consideration of a demolition permit to allow the former Royster-Clark fertilizer plant at 902 Dempsey Road to be partially demolished. 15th Ald. Dist.

In making the recommendation for referral, the Commission required that the applicant resolve or develop plans and make sufficient progress to resolve all outstanding Official Notices per the approval of the Director of Building Inspection. The Commission further requested that the Director of Building Inspection provide a memorandum to the Plan Commission indicating the status and progress made by the applicant on resolving these outstanding notices.

A motion was made by Cnare, seconded by Olson, to Rerefer to the PLAN COMMISSION and should be returned by 12/1/2008. The motion passed by voice vote/other.

Speaking in support of the project was the applicant, Daren Couture, representing Agrium. Registered in support and available to answer questions was Lisa Parke, representing Agrium, PO Box 575 Kenai, Alaska, 99611.

Speaking in opposition to the project was Sheila Guilfoyle, 3914 Rockwell Drive and Tom Stoebig, 4309 Hegg Avenue. Registered in opposition and available to answer questions was Edward Woolsey, 3802 Dawes Street.

Registered in neither support nor opposition and available to answer questions was Lori Bauman, 2811 Agriculture Drive, representing the State Department of Agriculture, Trade, and Consumer Protection (DATCP) and Rick Graham 715 S. Dickenson Street, also representing DATCP.

Zoning Text Amendment

- 12. [12117](#) Amending Section 28.12(13)(b)3. of the Madison General Ordinances to remove the sunset provision for the application review fee.

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

There were no registrants on this item.

BUSINESS BY MEMBERS

None.

COMMUNICATIONS

Nan Fey stated that she had received notification from the Joint West Campus Area Planning Committee regarding an addition to a veterinary medical building.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters.

Upcoming Matters - November 17, 2008

- 6001 Milwaukee Street - Temp. A to R2T/R2Y/C/ PUD-GDP, plats of Eastlawn with 102 residential lots and 5 outlots
- 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
- 6403-6504 Femrite Drive et al - Revised Preliminary/Final Plat of McAllen 120 Business Park creating 6 industrial lots and 4 outlots

- 5206 Siggelkow Road - Major alteration to a conditional use to expand an existing daycare
- 1244 South Park Street - Conditional use for a parking reduction to allow office to be converted to restaurant
- 18-22 Turnwood Circle - Conditional use to construct a single-family residence in excess of 10,000 square feet
- 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

Upcoming Matters - December 1, 2008

- (Tentative) 1419 Monroe Street - Continuing jurisdiction public hearing for existing Stadium Bar beer garden conditional use
- 1308 West Dayton Street - R6/C2 to PUD-GDP to demolish former Union South to facilitate future construction of new Union South
- 8133 Mansion Hill Avenue - PUD-GDP to PUD-SIP to construct daycare center
- 2002 Waunona Way - Major alteration to a conditional use to allow an addition to a single-family residence on a lakefront lot
- 6018 North Highlands Avenue - Demolish single-family home and construct new residence
- 609 North Lake Street - Conditional use to convert lodging house/apartment into 3-unit apartment building

ANNOUNCEMENTS

Nan Fey announced that the December 1 and December 15 meeting packets will include copies of the new-format staff report for Plan Commission review on select cases. These will be provided in addition to staff reports provided in their current format for all cases.

ADJOURNMENT

A motion was made by Boll, seconded by Olson, to Adjourn at 10:25 pm. The motion passed by voice vote/other.