



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, November 17, 2008

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 7 -

Judy Bowser; Eric W. Sundquist; Tim Gruber; Nan Fey; Judy K. Olson;  
James C. Boll and Beth A. Whitaker

**Excused:** 4 -

Lauren Cnare; Julia S. Kerr; Michael A. Basford and Michael G. Heifetz

Fey was chair for the meeting. Ald. Kerr arrived after the discussion of item 1. Michael Heifetz arrived during discussion of Communications, prior to the beginning of the public hearing. Ald. Cnare arrived during the Secretary's Report, prior to the start of the public hearing.

Staff Present: Mark A. Olinger, Secretary; Brad Murphy and Kevin Firchow, Planning Division.

### MINUTES OF THE November 3, 2008 MEETING

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

### SCHEDULE OF MEETINGS

December 1, December 15, 2008, and January 12, 26, 2009

### ROUTINE BUSINESS

1. [12311](#) SUBSTITUTE - Authorizing the submission of a Round 10 Brownfield Site Assessment Grant (SAG) Application to the Wisconsin Department of Natural Resources (WDNR).

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

**ROLL CALL**

**Present:** 10 -

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

**Excused:** 1 -

Michael A. Basford

**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**

- 2. [12113](#) Creating Section 28.06(2)(a)3390. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Mixed-Use Development with Theatre/Entertainment Complex; 17th Aldermanic District: 4021 Grand Crossing Road.

Item referred at the request of the applicant.

**A motion was made by Gruber, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.**

Speaking in support of the project were Hank Gempeler, Foley and Lardner, representing the applicant, Marcus Corporation; Katie Falvey, 100 E. Wisconsin Avenue, representing the Marcus Corporation; and Christopher Thiel, Schreiber/Anderson Associates, 717 John Nolen Drive, also representing the applicant.

**Subdivision**

- 3. [12568](#) Approving the revised preliminary and final plats of McAllen 120 Business Park located at 6403-6504 Femrite Drive. 16th Ald. Dist

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

**A motion was made by Bowser, seconded by Cnare, 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 this item.

**Conditional Use/ Demolition Permits**

- 4. [11930](#) Consideration of a major alteration to an existing conditional use to allow expansion of a daycare at 5206 Siggelkow Road. 16th Ald. Dist.

Item referred at the request of the applicant.

**A motion was made by Cnare, seconded by Boll, to Rerefer to the PLAN COMMISSION and should be returned by 12/15/2008. The motion passed by voice vote/other.**

There were no registrants on this item.

- 5. [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.

Item referred at the request of the applicant.

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

There were no registrants on this item.

- 6. [12572](#) Consideration of a conditional use to allow construction of a single-family residence in excess of 10,000 square feet in the R1 Single-Family Residence District at 18-22 Turnwood Circle. 1st 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 Cnare, seconded by Gruber, to Approve. The motion passed by the following vote:**

**Excused:** 1 -

Michael A. Basford

**Ayes:** 7 -

Judy Bowser; Eric W. Sundquist; Tim Gruber; Lauren Cnare; Julia S. Kerr; James C. Boll and Beth A. Whitaker

**Noes:** 1 -

Judy K. Olson

**Non Voting:** 2 -

Michael G. Heifetz and Nan Fey

Registered in support and available to answer questions were Christopher Dodge, 2295 Rinden Road and Tim Cornett, Cornet Custom Homes, 834 Hidden Cave Road, both representing the applicant, Douglas Schoepp.

- 7. [12573](#) Consideration of a demolition permit to allow the Wisconsin Department of Transportation to demolish a vacant four-unit apartment building at 2014 Allied Drive for future transportation purposes. 10th 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 Cnare, seconded by Bowser, to Approve. The motion**

**passed by voice vote/other.**

There were no registrants on this item.

- 8. [12574](#) Consideration of a conditional use to allow a single-family residence to be converted into a two-family residence at 402 North Lawn 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 Cnare, seconded by Olson, to Approve. The motion passed by voice vote/other.**

Registered in support and available to answer questions were the applicant, David Porterfield; Movin' Out Inc; 600 Williamson Street; and Jim Glueck, 116 N. Few Street, representing the applicant.

**Zoning Text Amendment**

- 9. [12371](#) Amending Secs. 28.04(20)(d), 28.06(3), 28.105(1)(c)4.b., 28.105(2)(d), 28.105(3)(e)5.a., 28.12(2)(b)11., and 28.12(10)(i) of the Madison General Ordinances to update the Floodplain Insurance Rate Map and the Flood Insurance Study for the City of Madison.

**A motion was made by Cnare, seconded by Kerr, 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**

Judy Olson distributed a copy of an article from the Washington Post titled "How to Recycle Vacant Big Boxes."

Beth Whitaker mentioned that the Pedestrian-Bicycle-Motor Vehicles Commission is reviewing a new pedestrian plan for the City.

**COMMUNICATIONS**

Nan Fey noted she had received a communication from Veridan Homes...

**SECRETARY'S REPORT**

Brad Murphy provided a copy of the introduced demolition definition zoning text amendment and summarized other upcoming matters.

**Upcoming Matters - December 1, 2008**

- 5555 High Crossing Boulevard - C2 to C3 to construct a Honda dealership facility
- 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
- 902 Dempsey Road - Partially demolish vacant factory with no proposed use
- 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

- Demolition Definition zoning text amendment

**Upcoming Matters - December 15, 2008**

- 1419 Monroe Street - Continuing jurisdiction public hearing for existing Stadium Bar beer garden conditional use
- 2425 Atwood Avenue - R4 to C2 to convert former Atwood Community Center into a restaurant with residence above
- 201-229 West Lakelawn Place - R6 to PUD-GDP-SIP to remodel an existing apartment building and construct a new 16-unit apartment building

**ANNOUNCEMENTS**

None.

**ADJOURNMENT**

**A motion was made by Boll, seconded by Gruber, to Adjourn at 7:04 pm. The motion passed by voice vote/other.**