



City of Madison

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

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Monday, January 12, 2009

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 8 -

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

Excused: 3 -

Eric W. Sundquist; Lauren Cnare and Judy K. Olson

Fey was chair for the meeting.

Staff Present: Brad Murphy, Michael Waidelich, Brian Grady, and Kevin Firchow, Planning Division; Don Marx, City Real Estate; and Mario Mendoza, Mayor's Office.

MINUTES OF THE December 15, 2008 MEETING

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

SCHEDULE OF MEETINGS

January 26 and February 9, 23, 2009

Brad Murphy noted that the January 26, 2009 meeting will tentatively be held as two meetings. The first meeting will convene at 4:30 p.m. in Room LL-110 of the Madison Municipal Building and will consist of an update on the Zoning Code re-write. Following a brief recess, the second meeting will convene at 5:30 p.m. in Room 201 of the City-County Building and will consist of regular business.

Additionally, Mr. Murphy noted that the 2009 Plan Commission Calendar was provided in the Commission packets and that the Common Council meeting scheduled for December 1, 2009 has been rescheduled to December 8, 2009.

SPECIAL ITEMS OF BUSINESS

1. [09780](#) Presentation by Meriter Hospital regarding master planning for its West Campus on Raymond Road/McKee Road.
No action was taken on this item.
Speaking in support of this item was Melissa Huggins, Meriter, 202 S. Park Street and Brian Munson, Vandewalle and Associates, representing Meriter.

- 2. [13159](#) Staff update on the Southwest Neighborhood Development Plan
 No action was taken on this item.
 Michael Waidelich provided an overview of the existing condition and draft plan recommendation maps currently being prepared by staff.

ROUTINE BUSINESS

- 3. [13081](#) Creating Section 20.08(9) of the Madison General Ordinances to establish the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee and District.
 Referred at the request of the City Engineer.

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

Excused: 3 -
 Judy K. Olson; Lauren Cnare and Eric W. Sundquist

- 4. [13134](#) Accepting a 15-foot wide Public Sanitary Sewer Easement from Edyie Walther across property located at 5104 Spring Court.

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

Excused: 3 -
 Judy K. Olson; Eric W. Sundquist and Lauren Cnare

Ayes: 8 -
 Julia S. Kerr; James C. Boll; Michael A. Basford; Beth A. Whitaker; Michael G. Heifetz; Judy Bowser; Tim Gruber and Nan Fey

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 Amendments

- 5. [12473](#) Creating Section 28.06(2)(a)3394 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)3395 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: Remodel Existing Apartment Building and Construct New 16-Unit Apartment Building; 2nd Aldermanic District: 201-229 West Lakelawn Place.

This item was referred for the applicant to obtain final approval from the Urban Design Commission. The Plan Commission requests that if the Urban Design Commission grants final approval, that the UDC makes a formal finding that the criteria for approval of PUDs in this Downtown Design zones are met. The Plan Commission also requested an opinion from the City Attorney's office on whether the Downtown Design Criteria should be applied as required standards or guidelines.

The motion carried by a vote of 6:1 with Ald. Gruber casting the dissenting vote.

A motion was made by Kerr, seconded by Boll, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Excused: 3 -

Eric W. Sundquist; Lauren Cnare and Judy K. Olson

Ayes: 6 -

Judy Bowser; Julia S. Kerr; James C. Boll; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Noes: 1 -

Tim Gruber

Non Voting: 1 -

Nan Fey

Speaking in support of the project was Adam Winkler, The Alexander Company, 1626 Fordem Avenue #103; David Kaul, The Alexander Company, 145 E. Badger Road; Bill White, 2708 Lakeland Avenue, representing the Alexander Company; and James McFarland, 1133 E. Pleasant Street #206, Milwaukee, representing the Acacia Foundation.

Registered in support and available to answer questions was Joe Alexander, The Alexander Company; 309 W. Washington Avenue.

Speaking in opposition was Peter Ostlind, 533 W. Main Street, representing the Capitol Neighborhoods Development Review Committee.

Speaking in neither support nor opposition was Ald. Brenda Konkel, 511 E. Mifflin Street, representing District 2.

6. [12583](#)

Creating Section 28.06(2)(a)3397. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to R3 Single Family and Two-Family Residence District; 6th Aldermanic District: 1210 E Wilson Street.

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

The motion carried by a vote of 6:1 with Ms. Bowser casting the dissenting vote.

A motion was made by Kerr, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING . The motion passed by the following vote:

Excused: 3 -

Eric W. Sundquist; Lauren Cnare and Judy K. Olson

Ayes: 6 -

Tim Gruber; Julia S. Kerr; James C. Boll; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Noes: 1 -

Judy Bowser

Non Voting: 1 -

Nan Fey

Agenda items 6, 7, and 8 were considered together with the following registration:
Speaking in opposition to the zoning map amendments was Maggie Siegfried, 1229 E. Wilson Street.

7. [12584](#)

Creating Section 28.06(2)(a)3398. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to R3 Single Family and Two-Family Residence District; 6th Aldermanic District: 1229 E Wilson Street.

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

The motion carried by a vote of 6:1 with Ms. Bowser casting the desenting vote.

A motion was made by Kerr, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING . The motion passed by the following vote:

Excused: 3 -

Lauren Cnare; Judy K. Olson and Eric W. Sundquist

Ayes: 6 -

Tim Gruber; Julia S. Kerr; James C. Boll; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Noes: 1 -

Judy Bowser

Non Voting: 1 -

Nan Fey

Registration listed under agenda item 6.

8. [12617](#)

Creating Section 28.06(2)(a)3396. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to R3 Single Family and Two-Family Residence District. 6th Aldermanic District: 1110 E Wilson Street.

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

The motion carried by a vote of 6:1 with Ms. Bowser casting the dissenting vote.

A motion was made by Kerr, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Excused: 3 -

Lauren Cnare; Judy K. Olson and Eric W. Sundquist

Ayes: 6 -

Tim Gruber; Julia S. Kerr; James C. Boll; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Noes: 1 -

Judy Bowser

Non Voting: 1 -

Nan Fey

Registration listed under agenda item 6.

Conditional Use/ Demolition Permits

- 9. [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.

The Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials with the following additional condition:

-That the second floor of the garage remain unfinished, non-insulated and used exclusively for storage.

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

Excused: 3 -

Lauren Cnare; Judy K. Olson and Eric W. Sundquist

Ayes: 6 -

Julia S. Kerr; James C. Boll; Beth A. Whitaker; Michael G. Heifetz; Judy Bowser and Tim Gruber

Noes: 1 -

Michael A. Basford

Non Voting: 1 -

Nan Fey

Speaking in support of this item was the applicant, Douglas Alexander, 637 South Shore Drive. Registered wishing to speak but not speaking was Alicia Alexander, 637 South Shore Drive.

Registered in support and available to answer questions was Jason Ekstrom, 326 Almerston St, Evansville, representing the applicant.

Speaking in opposition to the project was Jean Amehlavacek; 702 W. Lakeside Street; Jeff Porter, 638 W. Lakeside Street; Daina Zemheuokes-Juorevicius, 701 South Shore Drive.

Registered in opposition and not wishing to speak was Mary Willauer, 910 Whittier Street; Warren Willauer, 910 Whittier Street; and Cheri Seeger Porter, 638 W. Lakeside Street.

BUSINESS BY MEMBERS

Ald. Kerr confirmed the time and location of the split-location Plan Commission meeting scheduled for January 26, 2009.

Chairperson Fey noted that Statements of Interests were due on January 6, 2009. Additionally, she advised staff that she would like to revisit efforts to update the Plan Commission Handbook. Finally, Chairperson Fey noted that the new-format Plan Commission reports would again be provided on blue paper for the January 26 meeting in addition to the existing-format reports. Starting with materials sent for the February 9, 2009 meeting, the Commission will only receive the new-format staff reports (in addition to applicant materials, as currently provided). The comments from reviewing agencies will be included in the new format reports, however; the individual agency reports will only be available online.

COMMUNICATIONS

Nan Fey noted she had received correspondence from Bill White regarding agenda item 5. Attempts were made to forward this letter to all Commissioners electronically and paper copies were also provided at each of the Commissioner's places. Ms. Fey noted that she advised Mr. White that it is best to distribute such correspondence through staff.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters noted below. Additionally, Mr. Murphy noted that representatives from the Marcus Corporation (4021 Grand Crossing Road) were scheduled to meet with Traffic Engineering Division and Planning staff anticipate that project will return to the Plan Commission at an upcoming meeting, although a future date is not known at this time. Finally, Mr. Murphy noted the Demolition Subcommittee will be meeting on January 22, 2009 to discuss the demolition definition.

Upcoming Matters - January 26, 2009

- 6001 Milwaukee Street - Temp A to R2T/R2Y/C/PUD-GDP, revised preliminary & final plat of Eastlawn with 105 residential lots and 5 outlots
- 902 Dempsey Road - Partially demolish vacant factory with no proposed use
- 1419 Monroe Street - Continuing jurisdiction public hearing for Stadium Bar beer garden conditional use
- 5206 Siggelkow Road - Major alteration to an existing conditional use for a daycare

Upcoming Matters - February 9, 2009

- 425 West Washington Avenue - R6 to PUD-GDP-SIP and a Demolition Permit to allow construction of a mixed-use building with 42 apartments, office/retail space and a health club
- 904-906 Regent Street et al - R5 & C2 to PUD-GDP-SIP and a Demolition Permit to allow construction of a mixed-use building with 65 apartments and 4,200 sq. ft of retail
- 160 Westgate Mall (Odana Road & S. Whitney Way) - Conditional use/ revised planned commercial site to allow construction of a Hy-Vee grocery store at Westgate Mall

ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Boll, seconded by Basford, to Adjourn at 8:32 pm. The motion passed by voice vote/other.