



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, October 5, 2009

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 8 -

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

**Excused:** 4 -

Michael Schumacher; James C. Boll; Michael A. Basford and Douglas J.  
Pearson

Fey was chair for this meeting. Ald. Cnare and Judy Olson arrived after approval of minutes. Ald. Kerr left the meeting before consideration of Item #5.

Staff present: Brad Murphy, Michael Waidelich, Rebecca Cnare, Heather Stouder, Rick Roll, Brian Grady, David Trowbridge and Tim Parks, Planning Division; Rob Phillips, Acting City Engineer; Andrew Statz & Mario Mendoza, Mayors Office, and Tim Sobota, Metro Transit.

### MINUTES OF THE SEPTEMBER 14, 2009 MEETING

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

### SCHEDULE OF MEETINGS

Regular Plan Commission Meetings: October 19 and November 2, 16, 2009.

Zoning Code Rewrite Working Sessions (All sessions begin at 5:30 p.m.):

- October 8, Room 300, Madison Municipal Building
- October 22, Room 300, Madison Municipal Building
- October 29, Room LL-110, Madison Municipal Building

The Plan Commission was also provided with copies of a survey prepared by staff to gauge member availability for working sessions to discuss the Downtown Plan in November.

### UNFINISHED BUSINESS

#### Neighborhood Plan

1. [15062](#) Adopting the Northeast Neighborhoods 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 Northeast Neighborhoods Development Plan.

The Plan Commission recommended approval of the neighborhood development plan with the staff recommendations and the following revisions:

- That the Madison Crushing & Excavating lands located on Nelson Road be placed in Phase 2 of the neighborhood development plan;
- That the vehicle miles traveled requirement be voluntary.

A motion by Sundquist, seconded by Ald. Kerr to restore the requirement to have the City track water, transportation and energy usage annually (#8, page 6 of staff memo) failed on the following vote: AYE: Olson, Bowser, Sundquist; NAY: Ald. Cnare, Ald. Kerr, Heifetz, Gruber; NON-VOTING: Fey; EXCUSED: Ald. Schumacher, Boll, Basford, Pearson.

A motion by Sundquist, seconded by Bowser to affirm that there would be no access (interchange) onto Interstate 94 for the neighborhood failed on the following vote: AYE: Ald. Cnare, Sundquist; NAY: Ald. Kerr, Olson, Bowser, Heifetz, Gruber; NON-VOTING: Fey; EXCUSED: Ald. Schumacher, Boll, Basford, Pearson.

A motion by Ald. Cnare, seconded by Ald. Kerr to remove the language regarding the promotion and marketing of the neighborhood (#8, page 22 of staff memo) failed on the following vote: AYE: Ald. Kerr, Ald. Cnare, Heifetz; NAY: Olson, Bowser, Gruber, Sundquist; NON-VOTING: Fey; EXCUSED: Ald. Schumacher, Boll, Basford, Pearson.

The main motion to approve the neighborhood development plan was passed by voice vote/ other.

**A motion was made by Bowser, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

Registered in support of the proposed neighborhood development plan with phasing amendment was Ron Trachtenberg, Murphy Desmond, SC, 33 E. Main Street, Suite 500, representing Madison Crushing and Excavating Co.

## PUBLIC HEARING-6:00 p.m.

Note: The public hearing began at 6:15 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

2. [15498](#) Adopting the Royster-Clark Special Area Plan as a supplement to the City of Madison Comprehensive Plan.

The Plan Commission recommended approval of the special area plan with the staff recommendations and the following revisions:

- That a bike path under or along the power line parallel to Royster Avenue be explored to connect from Cottage Grove Road and Drexel Avenue to the Capital City Bike Path;
- That a two-way left-turn lane be explored for Cottage Grove Road between Monona Drive and Stoughton Road/ US Highway 51.

The Commission requested an update from staff on the status of the code violations on the Agrium property.

The main motion to approve the special area plan was passed by voice vote/ other.

**A motion was made by Cnare, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

Speaking in support of the proposed special area plan were: Sheila Guilfoyle, 3914 Rockwell Drive; County Supervisor Tom Stebig, 4309 Hegg Avenue, and; Ald. Larry Palm, 2502 Dahle Street, representing the 15th District.

Registered neither in support nor opposition to the plan was Kate Schacter, 5241 Irish Lane, Fitchburg, representing the Edgewood College School of Business Urban & Rural Economic Development Program.

**Zoning Map Amendment/Subdivision**

- 3. [15795](#) SUBSTITUTE - Creating Section 28.06(2)(a)3449. of the Madison General Ordinances rezoning property from Temp A Agriculture District to RDC Research and Development Center District; creating Section 28.06(2)(a)3450. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District; and creating Section 28.06(2)(a)3457. of the Madison General Ordinances rezoning property from Temp A Agriculture District to A Agriculture District.

Proposed Use: Demolish House and Plat 31 Lots for Business Park And Mixed-Use Neighborhood Center And 7 Outlots For Public Parkland, Private Stormwater Management And Open Space, And Future Development; 9th Aldermanic District: 8501 Mineral Point Road.

The Plan Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials by the following vote: AYE: Ald. Cnare, Ald. Kerr, Heifetz, Olson, Bowser, Gruber; NAY: Sundquist; NON-VOTING: Fey; EXCUSED: Ald. Schumacher, Boll, Basford, Pearson)

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

- Excused:** 4 - Michael Schumacher; James C. Boll; Michael A. Basford and Douglas J. Pearson
- Ayes:** 6 - Lauren Cnare; Julia S. Kerr; Judy K. Olson; Judy Bowser; Michael G. Heifetz and Tim Gruber
- Noes:** 1 - Eric W. Sundquist
- Non Voting:** 1 - Nan Fey

- 4. [16102](#) Approving the preliminary and final plats of University Research Park II - Pioneer generally located at 8501 Mineral Point Road. 9th Ald. Dist.

The Plan Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials by the following vote: AYE: Ald. Cnare, Ald. Kerr, Heifetz, Olson, Bowser, Gruber; NAY: Sundquist; NON-VOTING: Fey; EXCUSED: Ald. Schumacher, Boll, Basford, Pearson)

**A motion was made by Olson, seconded by Heifetz, 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 - James C. Boll; Michael A. Basford; Douglas J. Pearson and Michael Schumacher

**Ayes:** 6 -  
 Lauren Cnare; Julia S. Kerr; Judy K. Olson; Judy Bowser; Michael G. Heifetz and Tim Gruber

**Noes:** 1 -  
 Eric W. Sundquist

**Non Voting:** 1 -  
 Nan Fey

The following individuals were registered for Items #3 & 4:

Speaking in support of the proposed rezoning and subdivision was the applicant, Mark D. Bugher, University Research Park, 510 Charmany Drive.

Speaking neither in support nor opposition to the development was Karen Eigenberger, 1006 Redan Drive, representing Steve's Liquor, 8302 Mineral Point Road.

Registered in support and available to answer questions were: Greg Hyer, University Research Park, 510 Charmany Drive; John Kretshman, JJR, 625 Williamson Street, representing the applicant, and; Ald. Paul Skidmore, 13 Red Maple Trail, representing the 9th District.

**Conditional Use/Demolition Permits**

- 5. [15952](#) Consideration of a conditional use to allow construction of a visitors center/ restroom building at Lisa Link Peace Park, 452 State Street & 229 West Gilman Street. 4th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

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

Speaking in support of the proposed project were: Ken Saiki & Mike Sturm, Ken Saiki Design, 303 S. Paterson Street, the project managers; Carter Arnat, MSA, 1230 South Boulevard, Baraboo, the project architect; Mary Carbine, Madison Central Business Improvement District, 615 E. Washington Avenue; Susan Schmitz, Downtown Madison, Inc., 615 E. Washington Avenue; Rosemary Lee, 111 W. Wilson Street, and; Ald. Mike Verveer, 614 W. Doty Street, representing the 4th District.

Speaking in opposition to the proposed project were: Kayla Faust, 630 E. Washington Avenue, representing Operation Welcome Home; Maxie Holmes, 1490 Martin Street, representing Operation Welcome Home; Cynthia Lin, 1227 Spaight Street #1; Megan McDonell, 404 W. Doty Street; Nathaniel Don Abrams, Jr., 6204 Hammersley Road; Erica Schroyer, 1227 Spaight Street #1; Robert McGee, 6304 Hammersley Road, and; Richard Raymond, 6304 Hammersley Road.

Kristen Petroschus, 1145 Petra Place was registered to speak in opposition representing Operation Welcome Home but was not present when the matter was called. She provided a written statement, which was read into the record.

Registered in opposition but not wishing to speak were: Wesley Morrow, 245 S. Park Street; Joe & Wesley Jennings, 6304 Hammersley Road and May Jennings, 4601 Atticus Way, all representing Operation Welcome Home.

- 6. [16103](#) Consideration of a conditional use to allow a farmer's market in the parking lot of a non-residential use in the R1 Single-Family Residence District at 1501 Gilbert Road. 20 Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support of the proposed use were: Lisa Veldran, 5738 Kroncke Drive and Karen Boedecker, 5310 Denton Place, both representing the Southwest Farmers Market, and Winton Boyd, 41 Black Oak Circle, representing Orchard Ridge United Church of Christ.

7. [16104](#)

Consideration of a conditional use to allow construction of accessory buildings on a lakefront lot at 5628 Lake Mendota Drive. 19th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

**A motion was made by Heifetz, seconded by Kerr, to Approve. The motion passed by voice vote/other.**

Registered in support of the proposed conditional use were the applicants, George & Julia Anne Warren, 5628 Lake Mendota Drive and Richard Slayton, 821 W. Lakeside Street, representing the applicants.

**BUSINESS BY MEMBERS**

None

**COMMUNICATIONS**

The Plan Commission recieved an invitation from Jeanne Hoffman to upcoming Sustainable Madison meetings.

Fey noted that she received an invitation to a public meeting on the scoping process for an environmental impact statement for a proposed University of Wisconsin Lakeshore Residence Hall and Food Service Facility project. A copy of the invitation was provided to staff.

**SECRETARY'S REPORT**

Brad Murphy provided a brief summary of upcoming Plan Commission matters.

**Upcoming Matters: October 19, 2009**

- Northport-Warner-Sherman Neighborhood Plan
- 430 South Thornton Avenue et al - R4 to PUD-GDP-SIP to relocate existing 2-unit building, construct underground parking and new 4-unit
- 1148 Jenifer Street - R4A & R4L to PUD-GDP-SIP to relocate 2-unit from South Thornton Avenue onto vacant property
- 6225 University Avenue - Demolition Permit & C1 to PUD-GDP-SIP to demolish an office building for construction of new 3-story office building
- 666 Wisconsin Avenue - HIST-MH OR and R6H to PUD-GDP-SIP to redevelop and expand existing Edgewater Hotel to a 228-room hotel (To be referred)
- 30 North Mills Street - Conditional use to construct new UW physical plant shops
- 5119-5129 University Avenue - Conditional use to construct temporary off-site parking area for veterinary office

**Upcoming Matters: November 2, 2009**

- 1246-52 Williamson Street - R4/C2 to PUD-GDP-SIP & Demolition Permit to demolish gas station & single-family house to allow 31-unit apartment building w/ 2,400 square feet of retail
- 908 Lawrence Street - Conditional use to construct oversized accessory building
- 707 Post Road - Conditional use to establish a private ambulance service in an existing commercial building

**ANNOUNCEMENTS**

None

## ADJOURNMENT

A motion was made by Heifetz, seconded by Bowser, to Adjourn at 9:25 p.m.  
The motion passed by voice vote/other.