



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, June 21, 2010

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 10 -

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

Fey was chair for the meeting. Ald. Cnare left during the discussion of item 7.

Staff Present: Mark A. Olinger, Secretary; Brad Murphy, Kevin Firchow, Michael Waidelich, Rick Roll, and Heather Stouder, Planning Division; Matt Tucker, Zoning Administrator; Katherine Noonan, City Attorney's Office; and Mario Mendoza, Mayor's Office.

### MINUTES OF THE June 7, 2010 MEETING

**A motion was made by Heifetz, seconded by Olson, to Approve the Minutes.  
The motion passed by the following vote:**

**Ayes:** 4 -

Lauren Cnare; Judy K. Olson; Michael G. Heifetz and Tim Gruber

**Abstentions:** 5 -

Michael Schumacher; Julia S. Kerr; Eric W. Sundquist; Judy Bowser and Michael A. Basford

**Non Voting:** 1 -

Nan Fey

### SCHEDULE OF MEETINGS

July 12, 26 and August 9, 23, 2010

### SPECIAL ITEMS OF BUSINESS

- Election of Plan Commission Vice-Chair

On a motion by Basford, seconded by Gruber, the Commission unanimously elected Judy Olson as the vice-chair of the Plan Commission.

1. [18882](#) Informational presentation by Madison College (formerly Madison Area Technical College) regarding a master plan for its Truax Campus on Anderson Street.

The Plan Commission recieved an informational presentation. No action was taken on this item.

Speaking in support of this item were Michael Stark and Mike Whaley, both representing Madison College.

## NEW BUSINESS

2. [18565](#) SUBSTITUTE - Accepting the 2010 Madison Public Market (MPM) Site Analysis for locating a Madison Public Market and the Economic Contribution of the Proposed Madison Public Market to the Regional Economy Reports (collective "the Reports"), and the Recommendation that the Government East Parking Ramp be selected as the preferred site for the development of a Madison Public Market, and authorizing the Mayor and City Clerk to enter into an agreement with Common Wealth Development, Inc., to provide \$100,000 in funds to proceed with the preparation of documents and materials for the preliminary architectural and engineering services; management of budget, fundraising, and outreach; market operations; and updates to tenant leasing reports.

The motion passed unanimously.

**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.**

## ROUTINE BUSINESS

3. [18771](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of City-owned land at 901 Plaenert Drive.

The motion passed unanimously.

**A motion was made by Bowser, seconded by Gruber, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. 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.

### Conditional Use/ Demolition Permits

4. [18688](#) Consideration of a demolition permit to allow a one-story commercial building at 102 North Randall Avenue to be razed to create additional parking for the adjacent Stadium Bar, and consideration of major alterations to approved conditional uses for an outdoor eating and recreation area and beer garden for the Stadium Bar at 1419 Monroe Street. 5th 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. The Commission requested that the minutes note that during the public hearing, the applicant stated that he was aware of the existing approved beer garden capacity of 2,416 persons and indicated he was not seeking a capacity increase as part of this approval.

**A motion was made by Cnare, seconded by Gruber, to Approve. The motion**

**passed by voice vote/other.**

Registered in support and available to answer questions were the applicant, James Luedtke, 2614 Kendall Avenue and Jerry Bourquin, Dimension IV Madison, 6515 Grand Teton Plaza, representing the applicant.

- 5. [18878](#) Consideration of a conditional use for an outdoor eating area to serve a restaurant/ banquet facility at 437 South Junction Road/CTH M. 9th 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 Basford, to Approve . The motion passed by voice vote/other.**

Registered in support and available to answer questions was the applicant James Bresette, 2509 Ravenswood Road.

- 6. [18879](#) Consideration of a demolition permit to allow 7 multi-family residential buildings at 826-838 West Badger Road and 2405-2418 Cypress Way to be demolished to facilitate redevelopment of the site with a senior housing project. 14th 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 Cnare, seconded by Olson, to Approve. The motion passed by voice vote/other.**

Speaking in support of this item was Bradley J. Boyle, 1028 Fiedler Lane, representing the Burr Oaks Neighborhood Association. Registered in support and not wishing to speak were John Bauhs, 922 Sequoia Trail; Ruth Ann Bauhs, 922 Sequoia Trail; and Elaine Staley, 933 Magnolia Lane. Also registered in support was Ald. Tim Bruer representing District 14.

- 7. [18880](#) Consideration of a demolition permit to allow a portion of Villager Mall to be demolished to create permanent parking for the multi-tenant center and consideration of a conditional use for a temporary parking lot on vacant land at Villager Mall, all at 2300 South Park Street. 14th 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 and the following additional condition:

-That the final plans for The Villager retain the 50 feet of the south end of the south building as depicted on the "Scenario 2" elevation drawing.

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

Speaking in support of this item was John Lichtenheld, Schreiber Anderson Associates, 717 John Nolen Drive and Lawrence Barton, 6411 Mineral Point Road, both representing the Madison Community Development Authority. Registered in support and not wishing to speak were Bradley J. Boyle, 1025 Fiedler Lane, representing the Burr Oaks Neighborhood Association, John Bauhs, 922 Sequoia Trail; Ruth Ann Bauhs, 922 Sequoia Trail; and Elaine Staley, 933 Magnolia Lane. Also registered in support was Ald Tim Bruer representing District 14.

Registered in neither support nor opposition and available to answer questions was Chris Wagner, 521 Caromar Drive.

**Planned Unit Development Alteration**

- 8. [18881](#) Consideration of a 24-month extension for implementation of the approved Planned Unit Development for a 64-unit apartment building at 1815 University Avenue. 5th Ald. Dist.

The motion passed unanimously.

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

There were no registrations on this item.

### Zoning Code Re-write Public Hearing

9. [15932](#) Adopting and confirming amendments to the Madison General Ordinances as set forth in attached Exhibit F pursuant to Sec. 66.0103, Wis. Stats. to revise the City's Zoning Ordinance.

No action was taken on this item.

Speaking in support of this item were Brian Munson, Vandewalle Associates, 120 East Lakeside Drive, representing Veridian Homes, Michael Slavney, representing the Zoning Code Rewrite Committee; Jeff Bessmer, 1820 Summit Avenue, representing the Madison Co-op Network; Adam Porton, 122 North Bassett Street, representing Madison Community Cooperative. Registered in support and available to answer questions was Don Esposito, Veridian Homes, 6801 South Towne Drive.

Speaking in neither support nor opposition were Ald. Satya Rhodes-Conway, 2642 Hoard Street; Peter Wolff, 945 Jenifer Street; Jim Skrenthy, 511 East Main Street; Kevin Little, 615 East Washington Avenue, representing the Greater Madison Chamber of Commerce; David R. Sparer, 16 North Carroll Street, Suite 500; representing Madison Community Cooperative, Ledell Zellers, 510 North Carroll Street; and Carole Schaeffer, 282 Alpine Meadow Circle, Oregon, representing Smart Growth of Greater Madison. Registered in neither support nor opposition and available to answer questions was Lawrence Winkler, 5306 Loruth Terrace, representing the Orchard Ridge Neighborhood Association.

### BUSINESS BY MEMBERS

There was no business by members.

### COMMUNICATIONS

Brad Murphy noted the communication provided to the Plan Commission by the owners of the Plan B nightclub.

### SECRETARY'S REPORT

Brad Murphy reviewed the availability of Plan Commissioners for upcoming meetings to review the proposed zoning ordinance. Based on this information, the Commission scheduled the upcoming meetings for Monday June 28, Thursday July 15, Monday July 19, Monday August 2, Monday August 16, and Monday August 30. All meetings will begin at 5:30 pm. Mr. Murphy then summarized the upcoming matters.

#### Upcoming Matters - July 12, 2010

- 431 West Dayton Street - Demolition permit and R6 to PUD-GDP-SIP to demolish single-family residence to allow construction of four-unit apartment building
- 2612 Waunona Way - Conditional use alteration to construct addition to single-family residence in excess of 500 square feet on a lakefront lot

#### Upcoming Matters - July 26, 2010

- 517-523 East Main Street - Demolition permit and R5 & C3 to PUD-GDP-SIP to demolish former Water Utility building to allow construction of a 21-unit apartment building
- 117 North Charter Street - PUD-SIP to Amended PUD-SIP - Phase 1 SIP to allow construction of gas-fired boiler building at Charter Street Heating Plant
- 3098 Hope Hollow Trail - Extraterritorial CSM to create 2 lots in the Town of Cottage Grove
- 3287 Field View Lane - Extraterritorial CSM to create 1 lot in the Town of Cottage Grove

- 3682 CTH N - Extraterritorial CSM to create 1 lot in the Town of Cottage Grove
- 2 South Mills Street/ 1107 Regent Street - Conditional use for an outdoor eating area for restaurant and expansion of existing football bear garden
- 4701 American Parkway - Conditional use for accessory off-site parking for restaurant located at 4601 American Parkway
- 2202 South Stoughton Road - Demolition permit and conditional use to demolish furniture store and renovate and expand Farm & Fleet (large-format retail building)

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by Olson, seconded by Gruber, to Adjourn at 9:16 pm. The motion passed by voice vote/other.**