



City of Madison

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

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Monday, August 29, 2011

5:30 PM

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

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:35 p.m.

Present: 9 -

Steve King; Marsha A. Rummel; Chris Schmidt; Nan Fey; Eric W. Sundquist; Judy K. Olson; Michael G. Heifetz; Michael W. Rewey and Anna Andrzejewski

Fey was chair for this meeting. Heifetz arrived after discussion of item #2.

Staff present: Steve Cover, Secretary; Brad Murphy, Rick Roll & Tim Parks, Planning Division

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Andrzejewski re-stated her need to recuse herself from the consideration of any of the matters on the Erdman site, including item #2.

Fey stated that Heifetz would likely need to recuse himself from matters on the Erdman site, including item #2, due to professional reasons.

Ald. Schmidt noted that he was co-chair of the committee that led the development of the Midvale Heights-Westmorland Neighborhood Plan, but that he did not feel that he would need to recuse himself from consideration of item #3.

MINUTES OF THE AUGUST 8, 2011 MEETING

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

SCHEDULE OF MEETINGS

September 19 and October 3, 17, 2011

SPECIAL ITEMS OF BUSINESS

- Plan Commission appointments to the Zoning Code Re-Write Advisory Committee and Long Range Transportation Planning Committee

On a motion by Rewey, seconded by Olson, the Plan Commission appointed Eric Sundquist as a Plan Commission representative to the Zoning Code Re-Write Advisory Committee and Ald. Marsha Rummel as a Plan Commission representative to the Long Range Transportation Planning Committee. The motion passed by voice vote/ other.

1. [12186](#) Materials related to the new Zoning Code and Map

The Plan Commission recieved an update from Rick Roll about the draft Zoning Code maps and the schedule for review of those maps.

Following the staff update, the Plan Commission took no action.

NEW BUSINESS

2. [23677](#) Plan Commission communication to the Landmarks Commission regarding the proposed designation of the former Marshall Erdman & Associates Office and Shop at 5117 University Avenue as a local landmark.

The following registrants spoke regarding the proposed local landmark nomination:

Speaking in support of the nomination was Amy Kinast, 5018 Tomahawk Trail.

Speaking in opposition of the nomination were: Jon Snowden & Alan G. Hembel, Erdman Real Estate Holdings, LLC/ Erdman Future, LLC and University Avenue Properties, LLC; 6720 Frank Lloyd Wright Avenue; Middleton (owner of the property subject to the nomination); Gary L. Peterson, 210 Marinette Trail, and; Richard J. Pearson, 5030 Lake Mendota Drive.

Following the public testimony, the Plan Commission took no formal action. The following comments were offered on the nomination:

- Ald. Rummel thanked Ms. Kinast for all of the research she did in preparing the nomination. She noted that the State of Wisconsin stated that it felt that the Marshall Erdman & Associates office and shop was a candidate for landmark status. She also noted that without the research that citizens like Ms. Kinast performed, the City might lose other buildings around the City it may want to keep.

Olson inquired about the scheduling of the public hearing for the landmarks nomination before the Landmarks Commission and the Plan Commission public hearing on the demolition of this and 10 other buildings on the Erdman Holdings properties and the proposed University Crossing Planned Unit Development and subdivision, which are both scheduled for September 19, 2011. Planning staff noted that the public hearings at both commissions would be scheduled to allow members of the public to appear before both commissions.

PUBLIC HEARING-6:00 p.m.

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.

Zoning Map Amendment

3. [21732](#) SUBSTITUTE. Creating Section 28.06(2)(a)3528. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3529. 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: Demolish office building to allow construction of 60 apartment units in two buildings; 20th Aldermanic District; 677 South Segoe Road.

On a motion by Sundquist, seconded by Ald. Rummel, the Plan Commission recommended approval of the proposed development subject to the comments and conditions in the Plan Commission materials and the following condition:

- That the developer submit a traffic impact analysis for the proposed development to the Traffic Engineering Division for review prior to recording of the planned unit development and the issuance of permits for demolition or new construction.

The motion passed 7-1 on the following vote: AYE: Ald. King, Ald. Rummel, Andrzejewski, Heifetz, Olson, Rewey, Sundquist; NAY: Ald. Schmidt; NON-VOTING: Fey.

A motion was made by Olson, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Ayes: 7 -

Steve King; Marsha A. Rummel; Eric W. Sundquist; Judy K. Olson; Michael G. Heifetz; Michael W. Rewey and Anna Andrzejewski

Noes: 1 -

Chris Schmidt

Non Voting: 1 -

Nan Fey

Speaking in support of the proposed development was John Bieno, TJK Design Build; 634 W. Main Street; Madison, representing the applicants, TJS Ventures, LLC; 5201 East Terrace Drive, Suite 375; Madison.

Speaking in opposition to the proposed development were: Mike Scott, 629 S. Segoe Road, and; Denise Lamb, 4409 Mineral Point Road, representing the Midvale Heights-Westmorland Neighborhood Association.

Speaking neither in support nor opposition to the proposed development was Nicholas Keene, 485 Togstad Glen.

Registered in support and available to answer questions were Joe McCormick, 101 N. Mills Street and John Walsh, 1920 Winchester Way, Waunakee, both representing the applicants, TJS Ventures.

Conditional Use/ Demolition Permits

- 4. [22434](#) Consideration of a conditional use for an outdoor eating area for a restaurant at 4325 Lien Road; 17th Ald. Dist.

The Plan 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 Olson, seconded by Andrzejewski, to Approve. The motion passed by voice vote/other.

There were no registrants on this item.

- 5. [23670](#) Consideration of a demolition permit to allow an existing single-family residence to be demolished and new residence to be constructed at 5001 Coney Weston Place; 20th Ald. Dist.

The Plan 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 Rewey, seconded by Olson, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions were the applicant, Mark Gustavson, 5001 Coney Weston Place, and Steve Homa, PEA Builders, W195 S7548 Woodland Place, Muskego, representing the applicant.

- 6. [23671](#) Consideration of a demolition permit and conditional use to allow an existing single-family residence to be demolished and new residence to be constructed on a lakefront lot at 4114 Veith Avenue; 18th Ald. Dist.

The Plan 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 Rewey, seconded by Heifetz, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was the applicant, Matt Acker, 4114 Veith Avenue.

Deep Residential Lot Land Division

- 7. [23614](#) Approving a Certified Survey Map of property owned by Badger Mill Creek, LLC generally located at 2653 Jeffy Trail and 2414 Trevor Way; 1st Ald. Dist., creating two deep residential lots.

On a motion by Sundquist, seconded by Ald. Rummel, the Plan Commission referred the proposed land division to its October 3, 2011 meeting to allow the applicant to meet with City staff to discuss possible options for a pedestrian/ bicycle path connection through the subject site to connect Trevor Way to Raymond Road and to report its findings to the Commission. The motion passed 7-1 by the following vote: AYE: Ald. Rummel, Ald. Schmidt, Ald. King, Andrzejewski, Sundquist, Olson, Rewey; NAY: Heifetz; NON-VOTING: Fey.

A motion was made by Sundquist, seconded by Ald. Rummel, to Refer. Sent to the PLAN COMMISSION. Due back on October 3, 2011. The motion passed by the following vote:

Ayes: 7 -

Marsha A. Rummel; Chris Schmidt; Eric W. Sundquist; Judy K. Olson; Michael W. Rewey; Anna Andrzejewski and Steve King

Noes: 1 -

Michael G. Heifetz

Non Voting: 1 -

Nan Fey

Speaking in support of the proposed land division were: Rick McKy, Badger Mill Creek, LLC, 702 S. High Point Road, Suite 10, the applicant, and Ron Trachtenberg, Murphy Desmond, SC, 33 E. Main Street #500, representing Mr. McKy, and; A. Peter Canon, 420 Sidney Street, representing the Madison Audubon Society, 222 S. Hamilton Street, owner of the adjacent property in the Town of Verona.

Speaking neither in support nor opposition to the request was Robin Swaminathan, 8101 Flagstone Drive.

Registered in support of the request and available to answer questions was David Glusick, Vierbicher Associates, Inc.; 999 Fourier Drive, Suite 201; Madison.

BUSINESS BY MEMBERS

Fey noted that she had talked with Marla Eddy, the City Forester, about appearing before the Plan Commission to discuss street tree issues. Planning staff noted that it had contacted Ms. Eddy about such a discussion based on an earlier request by the Commission and that Ms. Eddy was tentatively scheduled to appear at the November 7, 2011 meeting as a Special Item of Business.

COMMUNICATIONS

The Commission noted the communications in the packet from the Mayor's Office regarding Fall Committee Member Training and the letter dated August 17, 2011 from Paul Reilly, 1218 Alexandria Lane, to Jeff Rosenberg, Veridian Homes regarding proposed grocery store at Grandview Commons.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission matters and also noted the trial changes to the hours of operation for beer gardens near Camp Randall Stadium for the two upcoming Badger football night games on September 1 and October 1, 2011 (against UNLV and Nebraska, respectively).

- Upcoming Matters - September 19, 2011

- 1001 University Avenue - Demolition Permit & R6 to PUD-GDP-SIP to allow relocation of a portion of existing church/student center elsewhere on the same parcel and demolition of the remainder to allow construction of a multi-story apartment building; this matter was re-referred on August 2, 2011 to this Plan Commission meeting by the Common Council to allow consideration of revised plans for the project
- 5063-5119 University Avenue & 702 N. Whitney Way - Demolition Permit & C3 to PUD-GDP and PUD-GDP-SIP to allow demolition of 11 commercial buildings; approval of a general development plan for the future construction of mixed-use/ employment development; approval of a specific implementation plan for medical clinic building, and; approval of the preliminary plat of University Crossing
- 1002-1102 S. Park Street, 906-918 Midland Street & 1101-09 Fish Hatchery Road - Demolition Permit & R4 and C3 to PUD-GDP and PUD-GDP-SIP to allow demolition of a dairy, 8 residential structures and electrical substation; approval of a general development plan for future construction of mixed-use/ employment development, and; approval of a specific implementation plan for medical clinic/ office building and parking ramp
- 434 S. Thornton Avenue, 1526 Jenifer Street & 433 Cantwell Court - R4 to PUD-GDP-SIP to allow rehabilitation of 3 existing four-unit apartment buildings
- 2347 Allied Drive & 4654 Crescent Road - Final Plat of Mosaic Ridge (formerly Allied Drive Phase II), creating 28 residential lots and 3 outlots for private open space and public stormwater mgmt. and leased parking
- 1129 S. Park Street - Demolition Permit & Conditional Use to demolish existing gas station/ convenience store and construction of a new gas station/ convenience store/ restaurant
- 906 Williamson Street - Conditional Use to convert commercial building into single-family residence in C2 zoning
- 2 S. Mills Street - Conditional Use Alteration to increase the capacity of beer garden for events at Camp Randall Stadium
- 701 Highland Avenue - Conditional Use to allow construction of a School of Nursing facility on the UW Campus
- 1635 Kronshage Drive - Conditional Use Alteration to allow construction of a new UW residence hall and the remodeling of existing Holt Commons
- 204 & 210 S. Ingersoll Street - Demolition Permit to demolish manufacturing and warehousing buildings to facilitate construction of Central Park
- 416 S. Park Street - Conditional Use for an outdoor eating area for a tavern

- Upcoming Matters - October 3, 2011

- 8301 Old Sauk Road - Amended PUD-GDP-SIP to allow construction of an addition to the Attic Angels Place health center and assisted living facility
- 113 S. Mills Street & 1022 Mound Street - Demolition Permit & Amended PUD-SIP to allow demolition of 2 residences and construction of daycare facility for Meriter Hospital
- 610 North Street - Conditional Use to establish an outdoor eating area for private club
- 902 Dempsey Road - Demolition Permit to allow demolition and removal of all existing structures to facilitate future redevelopment of the former Royster-Clark property

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Olson, seconded by Ald. King, to Adjourn at 8:15 p.m.
The motion passed by voice vote/other.