



# City of Madison

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

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Monday, March 19, 2012

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 -

Steve King; Marsha A. Rummel; Chris Schmidt; Nan Fey; Eric W. Sundquist; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

**Excused:** 1 -

John L. Finnemore

Fey was chair for this meeting.

Heifetz arrived during the public hearing for item 13. Andrzejewski left at 10:30 p.m. during the public hearing for item 13.

Staff present: Brad Murphy, Amy Scanlon and Tim Parks, Planning Division.

### PUBLIC COMMENT

There were no registrants for public comment.

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals by members of the Commission.

### MINUTES OF THE MARCH 5, 2012 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: April 9, 23 and May 7, 21, 2012

Special Meetings and Working Sessions: Thursday, March 22; Wednesday, March 28; Thursday, March 29; Thursday, April 5; Wednesday, April 11; Wednesday, April 25, and; Thursday, April 26, 2012

### ROUTINE BUSINESS

1. [25360](#)

Vacation/Discontinuance of a portion of Evan Acres Road and a portion of Savannah Road as platted in Blooming Grove Assessor's Plat No. 10, being located in the Northeast one-quarter (1/4) and the Southeast one-quarter (1/4) of Section 26, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (16th AD)

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

**NEW BUSINESS**

- 2. [25615](#) Re-approving the final plat of Tormey Ridge located at 12003 Mineral Point Road; 9th Ald. Dist.

The Plan Commission recommended re-approval of the final plat subject to the April 2008 conditions of approval. The motion passed by voice vote/ other.

**A motion was made by Schmidt, seconded by Cantrell, 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.**

Registered in support of the request and available to answer questions was the applicant, Craig Enzenroth, Mineral Point Holdings, LLC, 101 E. Main Street, Mt. Horeb

- 3. [25616](#) Consideration of a request by the applicant to revise the conditions of a conditional use approval for a new gas station, car wash, and convenience store with restaurant tenant space to be constructed at 1101 N. Sherman Avenue; 12th Ald. Dist.

The Plan Commission referred this request to its April 9, 2012 meeting to allow the applicant to discuss the matter with the district alder and for staff to provide more information on how outdoor display areas will be managed under the new (2011) Zoning Code. The motion to refer passed by voice vote/ other.

An earlier motion by Sundquist, seconded by Rewey, to place this request on file was withdrawn.

**A motion was made by Rewey, seconded by Sundquist, to Refer to the PLAN COMMISSION and should be returned by April 9, 2012. The motion passed by voice vote/other.**

Speaking in support of the request was Doug Pahl, Aro Eberle Architects, 116 King Street

**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.

**Gebhardt/Don Miller Property Redevelopment-Related Requests**

- 4. [24386](#) Amending Sections 33.24(15)(c), 33.24(15)(e)3., 33.24(15)(e)12.a., and 33.24(15)(e)12.b.i. of the Madison General Ordinances to change the maximum height for a portion of a block in Urban Design District 8.

The Plan Commission referred this amendment to the April 9, 2012 meeting at the request of the proponent.

**A motion was made by Schmidt, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by April 9, 2012. The motion passed by voice vote/other.**

5. [25023](#) Creating Section 28.06(2)(a)3580. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3581. 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: Construct a 12-story mixed-use building with 30,000 sq. ft. of commercial space and 215 apartment units. 2nd Aldermanic District; 754 East Washington Avenue and 741 East Mifflin Street.

The Plan Commission referred the proposed planned unit development to the April 9, 2012 meeting at the request of the applicant.

**A motion was made by Schmidt, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by April 9, 2012. The motion passed by voice vote/other.**

6. [25173](#) Consideration of a demolition permit to allow a former auto dealership building to be demolished as part of a proposed Planned Unit Development rezoning for 754 East Washington Avenue and 741 East Mifflin Street; 2nd Ald. Dist.

The Plan Commission referred the proposed demolition permit to the April 9, 2012 meeting at the request of the applicant.

**A motion was made by Schmidt, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by April 9, 2012. The motion passed by voice vote/other.**

There were no registrants on items 4-6.

### Other Zoning Map Amendments

7. [25319](#) Creating Section 28.06(2)(a)3586. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3587. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Amend PUD to allow engraving business in existing commercial building; 11th Aldermanic District; 3822 Mineral Point Road

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

**A motion was made by Schmidt, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

Speaking in support of the request were Rick Karls, 702 N. Midvale Boulevard, the applicant, and Mark Hazelbaker, 3909 Regent Street

**Zoning Text Amendment**

- 8. [25345](#) Amending Section 28.08(6)(b)5.d. of the Madison General Ordinances to remove the distance requirement between Bed and Breakfast establishments in the R5 District.  

The Plan Commission recommended approval of the proposed zoning text amendment by voice vote/ other.

**A motion was made by Rewey, seconded by Andrzejewski, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

Speaking in support of the amendment were Bob Klebba & David Waugh, 1213 E. Mifflin Street

**Planned Unit Development Alteration**

- 9. [25618](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to allow an outdoor eating area for a bakery/restaurant at 2701 University Avenue; 5th Ald. Dist.  

The Plan Commission approved the proposed alteration subject to the comments and conditions contained in the Plan Commission materials.

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

There were no registrants on this matter

**Conditional Use/ Demolition Permits**

- 10. [25617](#) Consideration of a conditional use for an outdoor eating area for a brewpub at 2002 Pankratz Street; 12th 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 Rummel, seconded by Cantrell, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were the applicants, Otto Dilba & John Schaefer, Wortlord, LLC, 2002 Pankratz Street
- 11. [25619](#) Consideration of a conditional use to allow a bakery with more than eight employees and selling at other than retail, and to allow construction of an outdoor eating area, all at 916 Williamson Street; 6th 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 Rummel, seconded by Andrzejewski, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were David Lohrentz, 2906 Barlow Street, the applicant, and Ken Saiki, 303 S. Paterson Street, representing the applicant.

Registered in support but not wishing to speak were Mary M. & Scott Kolar, 333 W. Mifflin Street #9020
- 12. [25620](#) Consideration of a demolition permit to allow a school and rectory to be demolished with no proposed alternative use at 204 West Main Street and 31 South Henry Street; 4th 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 and the following conditions:

- The Plan Commission approved the request subject to Landscape Plan Alternative 'A' (with community garden plots); plan 'B' may be used if the applicant chooses not to allow a community garden on the property;
- The existing birch and evergreen trees on the site shall be preserved during the demolition process, and these trees shall be reflected on the final landscape plan submitted for review and approval by staff ;
- That the applicant work with City staff to prepare a planting plan for the portion of the site previously developed with the cathedral for approval by Planning Division staff;
- That condition 2 of the Planning Division report be revised to state: "Proposed landscaping on the site is to be well-maintained, and the seeding application should be sufficient so as to establish a residential lawn standard."

Following the approval, Fey noted the importance of providing community garden plots in the downtown.

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

Speaking in support of the project were: Fratney Miller, 123 W. Washington Avenue; Peter Ostlind, 533 W. Main Street, representing the Bassett District of Capitol Neighborhoods, Inc.; Rosemary Lee, 111 W. Wilson Street; Jane Anne Morris, 29 E. Wilson Street #205, representing the Downtown Community Gardens Group, and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Registered in support of the project and available to answer questions were: Msgr. Kevin Holmes, 120 W. Johnson Street, representing the Cathedral Parish of St. Raphael; Robert Shipley, 2211 Rowley Avenue, and; Mark Landgraf, 204 W. Main Street.

Registered in support but not wishing to speak were Tom Geier, 123 W. Washington Avenue #1006, and Richard Tatman, 155 E. Wilson Street #401.

Registered in opposition but wishing to speak was Ledell Zellers, 510 N. Carroll Street.

13. [25178](#)

Consideration of a demolition permit to allow 5 buildings located at 117-119, 121-123 and 127-129 State Street and 120 and 122-124 W. Mifflin Street to be demolished, and approval of a conditional use for new construction of a building or addition to an existing building, or major alteration to the exterior face of a building in the C4 Central Commercial District to allow construction of a new retail/ office building complex that will include restoration of a sixth existing building at 125 State Street; 4th Ald. Dist.

The Plan Commission recessed the public hearing and referred the the demolition permit and conditional use to a future meeting until the Landmarks Commission and Urban Design Commission have acted on the proposed redevelopment. No future hearing date was specified. The motion passed by voice vote/ other.

**A motion was made by Sundquist, seconded by Cantrell, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**

Speaking in support of the project were: George Austin, 2136 Chamberlain Avenue, and Eric Lawson & Doug Hursh, Potter Lawson, Inc., 15 Ellis Potter Court, all representing the applicants, the Block 100 Foundation, Inc.; 6120 University Avenue; Middleton; Sam Lawrence, 4800 Woodburn Drive; Carole Schaeffer, 282 Alpine Meadow Circle, representing Smart Growth Greater Madison; Delora Newton, Greater Madison Chamber of Commerce, 615 E. Washington Avenue; Deidre Garton, 350 S. Hamilton Street #306, representing the Overture Center Foundation; Curt Brink, 101 Acadia Court; Fran Taylor, 3014 Woods Edge Way, Fitchburg; Tripp Widder, 4026 Mandan Circle, representing the Madison Public Library Board; Mary M. Kolar, 333 W. Mifflin Street #9020; Ruth G. Shelly, 1133 Sunridge Drive, representing the Madison Children's Museum; Rob Helm, 1603 Cypress Trail, Middleton, representing the Children's Theater of Madison; Betty & J. Corkey Custer, 14 Pinehurst Circle; Sandra Torkildson, 1214 Elizabeth Street; Mike Slavish, Hovde Properties, 122 W. Washington Avenue; Richard Mackie, 222 W. Washington Avenue; Stephen Fleischman, Madison Museum of Contemporary Art, 227 State Street; Mike Huffman, N3970 W. Cedar Road, Cambridge, and; Peter Mortenson, US Bank, 1 S. Pinckney Street.

Registered in support and wishing to speak but absent when called was Gus Paras, 202 State Street.

Speaking neither in support nor opposition to the project were Dennis deNure, 116 W. Washington Avenue, and Stu Levitan, 4181 Cherokee Drive, representing the Landmarks Commission.

Speaking in opposition to the project were: Dan Goldstein, 722 Spruce Street; John Martens, 4118 Hegg Avenue; Tom Loak, 1111 Willow Lane; Angela Thorp, 2933 Monroe Street; Rosemary Lee, 111 W. Wilson Street; Jason Tish, 2714 LaFollette Avenue; James Thomack, 4238 Doncaster Drive; Franny Ingebritson, 516 Wisconsin Avenue #1, and; Carolyn Freiwald, 1442 Williamson Street.

Registered in support and available to answer questions was Kevin A. Delorey, Quarles & Brady, LLP, 33 E. Main Street, Suite 900, representing the Block 100 Foundation, Inc.

Registered in support but not wishing to speak were: Reynold Peterson, 3120 Gregory Street; Ruth Yarborough, 360 W. Washington Avenue #604; Diane Ballweg, 350 S. Hamilton Street; Martha Casey, 5310 Lighthouse Bay, representing the Madison Symphony; Marty Rifken, 14 W. Mifflin Street; John B. & Carol Toussaint, 125 N. Hamilton Street #802; Victor Villacrez, 248 Meadowside Drive, Verona; Philip & Dale Grimm, 1026 Hillside Avenue; Nicholas Meschler, 222 W. Washington Avenue #400; Grant & Sarah Frautschi, 1801 Laurel Crest; Bill Kunkler, Fiore Companies, 150 E. Gilman Street; Steve Johnson, Corey McGovern, Nick Henke, Terry Nelson, Dan Burke & James Meicher, Construction & General Laborers' Union, Local 464, 1438 N. Stoughton Road; Steve Breitlow & James Vick, 1602 S. Park Street; Thomas Terry, 125 N. Hamilton Street #1401; Tim DeMinter, 301 E. Bluff Street; Tom Geier, 623 W. Washington Avenue #1006; Terry Heller, 100 Wisconsin Avenue #801, and; Scott Kolar, 333 W. Mifflin Street #9020.

Registered in opposition but not wishing to speak were: Anne Chacon, 138 S. Marquette Street; Donna Hellenbrand, 2957 Milwaukee Street, and; Ledell Zellers, 510 N. Carroll Street.

## BUSINESS BY MEMBERS

There was no business by members.

## COMMUNICATIONS

There were no communications.

## SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters for the Commission.

### - Upcoming Matters - April 9, 2012

- Public Hearing on amendment to Tax Incremental Finance District 36
- 725 & 749 University Row - PUD-GDP to Amended PUD-GDP & PUD-SIP - Construct apartment building with 115 units and 5,800 square feet of first floor retail surrounding 340-stall parking garage, and construct 54,000 square-foot retail/ office building
- 636 W. Wilson Street - R4 & M1 to PUD-GDP-SIP - Construct 60-unit apartment building on vacant land
- 1430-1440 Monroe Street & 1525 Engineering Drive - R6, PUD-SIP & PUD-SIP to Amended PUD-GDP-SIP - Construct addition to Camp Randall Stadium and access/ landscaping improvements north of stadium, remodel McClain Center, and approve Badgerville event area
- 12 N. Webster Street - Demolition Permit & Conditional Use - Demolish warehouse to allow construction of 6 non-accessory parking stalls
- 214 S. Marquette Street - Demolition Permit - Demolish fire-damaged two-family residence with no proposed alternative use
- 1902 Northport Drive -Demolition Permit - Demolish former restaurant to allow construction of an auto parts store

### - Upcoming Matters - April 23, 2012

- 515 Walnut Street - Conditional Use Alteration - Construct 42,500 square-foot addition to West Campus Cogeneration Facility

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

A motion was made by King, seconded by Rummel, to Adjourn at 11:25 p.m.  
The motion passed by voice vote/other.