



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

*This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

---

Monday, February 21, 2011

5:30 PM

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

---

### CALL TO ORDER/ROLL CALL

**Present:** 8 -

Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; Michael G. Heifetz;  
Tim Gruber; Michael A. Basford and Anna Andrzejewski

**Excused:** 2 -

Michael Schumacher and Eric W. Sundquist

Fey was chair for this meeting. Olson arrived after the approval of the February 7 minutes. Ald. Cnare arrived before the beginning of the public hearing.

Staff present: Steve Cover, Secretary; Brad Murphy & Tim Parks, Planning Division; Mike Dailey, City Engineering Division; Matt Mikolajewski, Office of Business Resources, and; Mario Mendoza, Mayor's Office.

### PUBLIC COMMENT

There were no registrants for public comment.

### DISCLOSURES AND RECUSALS

There were no recusals or disclosures by Commission members.

### MINUTES OF THE February 7, 2011 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: March 7, 21 and April 11, 2011

Fey also noted that a Zoning Code Re-write Advisory Committee was scheduled for March 16, 2011.

### SPECIAL ITEM OF BUSINESS

– Plan Commission appointment to the Pedestrian/ Bicycle/ Motor Vehicle Commission

No appointment was made.

## 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 Amendment

1. [20963](#) Creating Section 28.06(2)(a)3520. 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)3521. 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 residence and vacant commercial building to allow construction of 46-unit apartment building; 4th Aldermanic District; 416-424 West Mifflin Street.

The Plan Commission recommended approval of the proposed planned unit development subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That the final plans, zoning text and lease include a condition prohibiting bicycle and moped parking between the front wall of the building and front property line except in the designated spaces shown on the approved plans;
- That in granting final approval of the planned unit development, the Urban Design Commission give careful consideration to the final backyard landscaping plan, and the design of the stair and elevator protrusion along the front facade of the fourth floor;
- That any changes to the floorplans related to design changes to the stair and elevator protrusion on the fourth floor that causes an increase or decrease in the number of dwelling units or bedrooms in the project be approved administratively without coming back to the Plan Commission.
- An amendment moved by Olson, seconded by Ald. Kerr requesting that the Urban Design Commission also carefully consider expanding the use of brick on the building exterior was added to the main motion by the following vote: AYE- Ald. Cnare, Gruber, Basford, Olson; NAY- Ald. Kerr, Andrzejewski, Heifetz; NON-VOTING: Fey; EXCUSED: Ald. Schumacher, Sundquist.

In recommending approval of the development, the Plan Commission stated that this project did not represent a precedent which could be used to justify other future developments in the W. Mifflin Street area. The Commission also requested that similar language regarding this project not being a precedent also be included in the forthcoming draft Downtown Plan.

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

Speaking in support of the project were: Patrick McCaughey, McCaughey Properties, LLC; 914 West Shore Drive, the applicant; John Bieno, TJK Design Build, 634 W. Main Street, representing the applicant; Scott Kollar, 333 W. Mifflin Street #9020; Utpal Dhruve, 417 W. Dayton Street, and; Rick Broughman, 360 W. Washington Avenue #207.

Speaking in opposition to the project were: Riley Curran, 118 W. Johnson Street, Apt. N; Samuel Brylski, 525 W. Mifflin Street #2; Hannah Somers, 821 W. Johnson Street, representing the Associated Students of Madison; Rachel Klaven, 409 W. Mifflin Street, representing Save Mifflin and Peggy LeMahieu; Kate Thornberry, 522 N. Pinckney Street #37, representing Save Mifflin and Peggy LeMahieu; Kate Robertson, 409 W. Mifflin Street #1; Michael Stluka, 107 N. Randall Avenue #3, representing Save Mifflin, and; Greg Flygt, 1626 Capital Avenue.

Speaking neither in support nor opposition to the project was Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Registered in support but not wishing to speak were: Robert & Alice Lillegard, 333 W. Mifflin Street #9010; Dennis Davidsaver, 624 West Shore Drive; Koleen Price, 439 Pierce Avenue; John Barber, 417 W. Dayton Street #404; Mary Kollar, 333 W. Mifflin Street #9020, and; Michael Fisher, 3515 Blackhawk

Drive.

Registered in opposition but not wishing to speak were: Grant Smith, 4695 Toepfer Road; Paul Payant, 27 N. Brooks Street #113; Joshua J. Wolf, 302 1/2 State Street; Jennifer Alexander, 409 W. Mifflin Street; Courtney Jentz & Michelle Ziarco, 512 W. Mifflin Street; Alana Peck, 1200 Observatory Drive; Mary Gallagher, 319 N. Pinckney Street #2; Patrick LaPhillip & Max Fluton, 314 S. Broom Street #1; Jacob Cohen, 221 Langdon Street; Adam Milch, 107 N. Randall Avenue; Daniel J. Koenig & Joulehmong Vang, 107 N. Randall Avenue #3; Kelsey Eaton, 431 W. Johnson Street #5; Cameron Tomkins, 505 University Avenue, and; Phillip M. Vanasse, 505 University Avenue #603.

**Conditional Use/ Demolition Permits**

- 2. [21398](#) Consideration of a conditional use for a Planned Residential Development to allow construction of 38 apartment units and 14 single-room occupancy units in two buildings at 4002 Nakoosa Trail. 3rd Ald. Dist.

The Plan Commission found the standards met and approved the planned residential development and a parking stall reduction to 18 stalls subject to the comments and conditions in the Plan Commission materials and the following revised conditions:

- That condition #9 be amended to add that the City Engineer shall review the final development plans to protect the adjacent sanitary sewers.
- That condition #27 be revised to now read: "The parking facility shall be modified to provide for adequate internal circulation for vehicles and maintain 18 parking spaces."
- That condition #34 be revised to note that a parking stall reduction was granted to allow 18 stalls to serve the development.
- That condition #35 be revised to note that the one required 10-foot by 35-foot loading area with 14 feet of vertical clearance may be located in the drive aisle.

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

Speaking in support of the project were: Steven J. Schooler, Porchlight, Inc., 306 N. Brooks Street, the applicant, and; Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton and Bill White, 2708 Lakeland Avenue, both representing Porchlight.

**Land Division**

- 3. [21243](#) Consideration of a Certified Survey Map within the City's extraterritorial jurisdiction creating one lot and a 56-acre remnant parcel at 3450 Milwaukee Street, Town of Blooming Grove.

The Plan Commission referred this matter at the request of the applicant and City staff to allow additional discussion on a proposed condition of approval.

**A motion was made by Basford, seconded by Cnare, to Refer to the PLAN COMMISSION, due back on March 7, 2011. The motion passed by voice vote/other.**

Registered in support of the proposed land division and referral to March 7 but not wishing to speak was the applicant, Tom Voit, Voit Family Trust, 4526 Sandpiper Trail.

Registered neither in support nor opposition to the request but not wishing to speak was Steve Krinke, 613 Whitehall Drive.

**Planned Unit Development Alteration**

- 4. [21394](#) Consideration of an alteration to an approved Planned Unit Development-Specific Implementation Plan and Demolition Permit for 2508-2544 University Avenue/516-518 Highland Avenue, 5th Ald. Dist., to allow demolition of existing buildings and site improvements to proceed before all of the conditions of the approved PUD-SIP have been met.

The Plan Commission approved this alteration subject to the following revised condition:

- That condition #1 be revised to now read: "If the construction of the approved planned unit development does not commence by June 1, 2012 the entire subject site shall be graded and seeded with grass, all

driveway openings shall be removed and the terraces restored no later than July 1, 2012. Parking shall not be permitted on the site at any time after July 1, 2012, without prior approval by the Plan Commission."

A substitute motion by Heifetz, seconded by Ald. Kerr for the purposes of discussion to eliminate language proposed by Ald. Kerr with her original motion to require that the developer provide a status report on their project to the Plan Commission if the approved PUD is not recorded and construction commenced by August 1, 2012 was approved on the following vote: AYE- Ald. Cnare, Gruber, Andrzejewski, Heifetz; NAY- Ald. Kerr, Basford, Olson; NON-VOTING: Fey; EXCUSED: Ald. Schumacher, Sundquist.

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

Speaking in support of the proposed alteration was Brian Munson, Vandewalle & Associates, 120 E. Lakeside Street, representing the project developer, Mullins Group, LLC.

Registered in support of the alteration and available to answer questions were Sue Springman & Jay Mullins, Mullins Group, LLC, 401 N. Carroll Street.

## BUSINESS BY MEMBERS

Nan Fey introduced Steve Cover as the new director of the Department of Planning and Community & Economic Development and Secretary of the Plan Commission.

## COMMUNICATIONS

There were no communications.

## SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission matters and provided the Plan Commission with an update on the Common Council's consideration of the new Zoning Code, which has been scheduled for a public hearing at the Council's March 15, 2011 meeting.

### Upcoming Matters - March 7, 2011

- Informational presentation by Bethel Lutheran Church regarding construction of an expansion in the 300-block of N. Carroll Street (tentative)
- 5402 World Dairy Drive - PUD-GDP to PUD-SIP to construct 31,000 square-foot office/ laboratory building with attached greenhouse
- 1020 Sherman Avenue - Conditional use to construct replacement accessory building on lakefront lot
- 640 North Henry Street - Conditional use to convert a fraternity house into multi-family building containing up to 9 apartment units, 2 lodging house units, and a fraternity common room unit
- 1336 Drake Street - Conditional use alteration to expand outdoor eating area for restaurant
- 4120-4208 East Washington Avenue - Demolition permit and Conditional use to demolish restaurant and construct 2 multi-tenant retail buildings with 2 drive-up service windows
- 554 West Main Street - Conditional use to construct an outdoor eating area for a restaurant/ tavern

### Upcoming Matters - March 21, 2011

- 12 Dempsey Road - Conditional use alteration to convert existing 25-unit senior apartment building to 25 non-age restricted apartments
- 505 Walnut Street - Conditional use alteration to construct an addition to existing MG&E substation to house electrical switchgear
- 517 South Baldwin Street - Demolition permit to demolish a portion of a single-family residence to construct an addition

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

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