



City of Madison

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

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Monday, February 6, 2012

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 12 -

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

Fey was chair for the meeting.

Staff Present: Steve Cover, Secretary; Brad Murphy, Kevin Firchow, and David Trowbridge, Planning Division; and Don Marx, Office of Real Estate Services.

PUBLIC COMMENT

There was no public comment provided under this item.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

MINUTES OF THE JANUARY 23, 2012 MEETING

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

Ayes: 8 -

Marsha A. Rummel; Chris Schmidt; Judy K. Olson; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Abstentions: 2 -

Steve King and Eric W. Sundquist

Non Voting: 1 -

John L. Finnemore and Nan Fey

SCHEDULE OF MEETINGS

The next regularly scheduled meetings are February 20 and March 5, 19, 2012. Work sessions on the Zoning Map are scheduled for February 9 and 14, 2012. The City Attorney's Office will hold a training session for Plan Commission members on March 1, 2012.

SPECIAL ITEM OF BUSINESS

1. [25113](#) Informational Presentation on the Transportation Master Plan Draft Scope of Work
An informational presentation was provided by David Trowbridge, Planning Division. The Plan Commission discussed this item but the body did not take action.
Speaking in neither support nor opposition was Glenn Hovde, 900 Shasta Drive.

ROUTINE BUSINESS

2. [25056](#) Accepting a Selection Committee's recommendation of The Rifken Group, LTD proposal for the purchase and redevelopment of City-owned properties in the 800 Block of East Washington Avenue and authorizing the execution of a Purchase and Sale Agreement with The Rifken Group, LTD and Irgens Development Partners, LLC for the purchase and redevelopment of these properties.

A motion was made by Olson, seconded by Heifetz, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.
Registered in support and available to answer questions were Dave Arnold, 2517 Ryeland Street; Marty Riffken, 405 Yosemite Trail; and Bill White, 2708 Lakeland Avenue, representing The Rifken Group, LTD and Irgens Development Partners, LLC.

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

3. [25219](#) Consideration of a major alteration to an approved conditional use to allow 8 units in an existing 40-unit senior apartment building at 2801 Dryden Drive to be converted to non-age-restricted units; 12th Ald. Dist.
This item was referred to the March 5, 2012 meeting at the request of the applicant.

A motion was made by Olson, seconded by Heifetz, to Re-refer to the PLAN COMMISSION and should be returned by 3/5/2012. The motion passed by voice vote/other.
There were no registrations on this item.

Land Division

- 4. [25221](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 3371 Meadow Road, Town of Middleton.
 The Plan Commission found the criteria were met and approved this extraterritorial land division subject to the comments and conditions contained within 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 and available to answer questions was Brad Dahlk, 3352 Meadow Road, Middleton.

St. Paul's University Catholic Center-Related Requests

- 5. [24913](#) Creating Section 28.06(2)(a)3578. 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)3579. 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: General Development Plan and Specific Implementation Plan for St. Paul's University Catholic Center including the construction of a new six-story building with church and student center, and the continuation of the existing uses until construction commences: 8th Aldermanic District; 723 State Street.
 The Plan Commission recommended approval subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/ other.
 A substitute motion made by Ms. Olson to recommend approval of only the General Development Plan (GDP) component of the zoning map amendment ordinance and referral of the Specific Implementation Plan (SIP) back to the Urban Design Commission was withdrawn by its maker.
A motion was made by King, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

- 6. [25092](#) Consideration of a demolition permit to allow an existing church/ student center to be demolished as part of a Planned Unit Development approval for 723 State Street; 8th Ald. Dist.
 The Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained within the Plan Commission materials. The motion passed unanimously.
A motion was made by King, seconded by Sundquist, to Approve. The motion passed by voice vote/other.

The following were registered on items 5 and 6 regarding 723 State Street:

Speaking in support of these items were the applicant Fr. Eric Nielsen, 129 West Gorham Street; Mark Landgraf, 5964 Executive Drive; Randall Milbrath, 900 Farnam Street, Omaha, NE 68102; Bob Krupa, 900 Farnam Street, Omaha NE 68102; Ron Trachtenberg; Robert Shipley, 2211 Rowley Avenue; and Eric Schmidt, 10 East Doty Street; all representing the applicant. Also speaking in support of this item were Jake Hijka, 420 North Park Street; Kendra Eull, 11 East Gilman Street; Nicholas Haun, 12 Farley Avenue; Madeline Gibson, 723 State Street; Nicholas Checker, 1022 West Johnson Street; Krishna Dasgupta Smith, 848 Willow Drive, Delafield, WI 53018; Joan Carey, 8502 Miller Road; Allison Maytag, 511 West Johnson Street; Margaret Nguyen, 101 North Brooks Street; Arjun Dias, 308 North Broom Street.

Registered in support and not wishing to speak were Nathan Simmons, 129 West Gorham Street; Blake

Maytag, 723 State Street; Maegan Smiley, 211 West Gilman Street; Anne Heidel, 615 West Johnson Street; Bryna Mulcrone, 114 State Street; Arthur R. Teeter, 1104 Winston Circle, Waunakee; Trisha Robakowski, 3101 Stevens Street; Carolyn Averill, 2902 Curry Parkway; Sarah Carpenter, 1023 River Birch Road, Middleton; Taylor Bennett, 111 East Gorham Street; Cassandra Berry, 723 State Street; Clair Kurzynski, 1200 Observatory Drive; Carrie Wagner, 111 East Gorham Street; Erin Simon, 111 East Gorham Street; Emilie Bakken, 835 West Dayton Street; Andrew Nguyen, 1200 Observatory Drive; JT McCrone, 308 North Broom Street; Michael Montenero, 5 North Spooner Street; Jayson Miller, 129 West Gorham Street; Vincent Racanelli, 2530 Kendall Avenue; Genna Quentin, 926 College Court; Nina Mallory, 304 North Main Street, Jefferson; Aaron Blomberg, 35 North Park Street; Nick Acker; Zachary Pickett, 723 State Street; Nick Rehberg, 129 West Gorham Street; Amanda Detry, 104 South Brooks Street; Krista Zillmer, 26 North Breese Terrace; Maria Buchholz, 431 Gorham Street; Claire Cepla, 1002 Spring Street; Hayley Schuler, 439 East Campus Mall; Katelyn Ralph, 420 North Park Street; Denise Hyland, 905 Spring Street; Nicholas J. Stabo, 129 West Gorham Street; Thomas Carey, 2530 Kendall Avenue; Sonia Trevino-Dopatka, 1930 Birge Terrace; Leyla Alev Kelter, 717 Glenway Street; Ben Smith, 15 Gore Street, Plymouth, WI; Nathan Wlodarchak, 2201 McKenna Boulevard; and John Carey, 2530 Kendall Avenue.

Zoning Text Amendment

- 7. [25149](#) Creating Section 28.10(4)(c)5.tt. to allow wineries as a permitted use in the M1 District, creating Section 28.10(4)(d)34. to allow distilleries as a conditional use in the M1 District, and amending Section 28.03(2) of the Madison General Ordinances to remove the minimum manufacturing limit on breweries.

The Plan Commission recommended that this item be referred to a future meeting. The motion passed by voice vote/ other.

A motion was made by Cantrell, seconded by Schmidt, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrations on this item.

BUSINESS BY MEMBERS

Judy Olson announced that she has accepted a job with the City and will be resigning from the Plan Commission. This was her last meeting. Chair Fey thanked Ms. Olson for her service.

COMMUNICATIONS

Nan Fey noted that several Plan Commissioners received an email correspondence from Bob Klebba dated January 24, 2012.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters.

- Upcoming Matters - February 20, 2012

- 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive & 857 Jupiter Drive - A, PUD-GDP & PUD-SIP to Amended PUD-GDP and R2T; and Amendments to the Sprecher Neighborhood Development & Comprehensive Plans - General development plan for Grandview Commons Town Center, including plans for 109,000 square feet of future retail/office, a 24,000 square-foot public library, 110 multi-family units and a subdivision plan for 18 single-family lots, 5 town center lots and 1 outlot
- 202-206 N. Brooks Street - Demolition Permit & R5 to PUD-GDP-SIP - Demolish two residences to allow construction of a 5-story, 14-unit apartment building
- 2002-2602 S. Pleasant View Road; 9002 McKee Road; 2501 Woods Road & 8701 Mid Town Road - Temp. A to A - Assign permanent City zoning to University Ridge Golf Course and AJ Noer Turf Facility; no new construction is proposed with this request
- 5844 Thorstrand Road - Conditional Use - Construct addition in excess of 500 square feet to existing residence on lakefront lot
- Zoning text amendment to allow the keeping of honeybees (ID 24275)

- Upcoming Matters - March 5, 2012

- 754 E. Washington Avenue & 741 E. Mifflin Street - C3 to PUD-GDP-SIP & Demolition Permit - Demolish former auto dealership building to allow construction of 12-story mixed-use building w/ 30,000 square feet of commercial space and 215 apartment units- 6634 Watts Road - Temp. A to C3 - Assign City zoning to newly attached commercial property with existing building
- 117-129 State Street & 120-124 W. Mifflin Street - Demolition Permit & Conditional Use (Major Alteration in C4 Zoning) - Demolish 5 buildings to allow construction of a new retail/ office building that will include restored building facades along State Street; a 6th State Street building will remain
- 9002 McKee Road - Conditional Use - Construct all-season golf practice facility at University Ridge Golf Course

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Olson, seconded by Rewey, to Adjourn at 9:05 pm. The motion passed by voice vote/other.