



City of Madison

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

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Monday, June 18, 2012

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; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Excused: 2 -

Michael G. Heifetz and John L. Finnemore

Fey was chair for this meeting.

Staff present: Steve Cover, Secretary; Michael Waidelich, Bill Fruhling, Brad Murphy & Tim Parks, Planning Division, and; Anne Monks, Mayor's Office

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Rewey disclosed that he donated to the Salvation Army, the applicant on Item 9, but that he did not think that would affect his consideration of that proposal.

MINUTES OF THE MAY 23, 2012 ZONING CODE WORKING SESSION

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

MINUTES OF THE MAY 30, 2012 ZONING CODE WORKING SESSION

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

MINUTES OF THE JUNE 4, 2012 REGULAR MEETING

A motion was made by Rewey, seconded by Schmidt, to Approve the Minutes. The motion passed by voice vote/other.

SCHEDULE OF MEETINGS

Note: The regularly scheduled Plan Commission meetings in July and August 2012 will not be held in Room 201 of the City-County Building while that room is remodeled. The date and location of those meetings follow.

- July 9, 2012 - Room 300, Madison Municipal Building

- July 23, 2012 - Room 260, Madison Municipal Building
- August 6, 2012 - Room 260, Madison Municipal Building
- August 20, 2012 - Room 260, Madison Municipal Building

NEW BUSINESS

1. [26697](#) Staff update on the Development Review Process Improvements, Phase 1
The Plan Commission received an informational presentation from Steve Cover regarding the first phase of development review process improvements being discussed at the staff level.
Following comments and questions by individual members of the Commission, no action was taken on this item.

ROUTINE BUSINESS

2. [26449](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of Reindahl Park, located at 1818 Portage Road.
A motion was made by Schmidt, seconded by Cantrell, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.
3. [26600](#) Authorizing the execution of a Declaration of Public Bus Shelter Easement on lands located within Warner Park, at 1425 Troy Drive.
A motion was made by Rewey, seconded by Schmidt, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.
4. [26624](#) Approving the sale of the residential structure located at 640 East Gorham Street (the "Building Improvement") within James Madison Park to Joe Lusson and Aleen Tierney (the "Lessees") and approving a ground lease (the "Ground Lease") for the land underneath said Building Improvement (the "Leased Land").
A motion was made by Schmidt, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.
5. [26625](#) Authorizing the Mayor and City Clerk to execute a Land Use Restriction on 204 South Ingersoll Street (Central Park) simultaneous to the Wisconsin Department of Natural Resources releasing land use restrictions on 640 and 646 East Gorham Street (James Madison Park).
A motion was made by Rummel, seconded by Schmidt, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.
6. [26627](#) Approving the sale of the residential structure located at 646 East Gorham Street (the "Building Improvement") within James Madison Park to O'Kroley / 646 LLC, (the "Lessee") and approving a ground lease (the "Ground

Lease”) for the land underneath said Building Improvement (the “Leased Land”).

A motion was made by Rewey, seconded by Rummel, 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 was Dawn O’Kroley, 849 E. Washington Avenue, Suite 112.

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.

Downtown Plan

7. [24468](#) A SUBSTITUTE Resolution Adopting the Downtown Plan as a Supplement to the City of Madison Comprehensive Plan.
- The Plan Commission recommended approval of the Downtown Plan subject to the comments and revisions recommended in Staff Memorandum 6 (Memo 6)(dated June 18, 2012), including the additional staff-recommended resolved clause in the alternate or substitute resolution, and the following revisions:*
- *That "as soon as possible" be added to the end of the first sentence of Recommendation 76 on page 37 of Memo 6, which would now read: "Prepare a detailed development concept plan, design standards, and a comprehensive implementation strategy to guide future redevelopment as soon as possible. Recommendations may include building form as well as streetscape design standards to help create a distinctive urban character and sense of place."*
 - *That the second to last sentence of the second full paragraph on page 36 of Memo 6 regarding W. Washington Avenue be revised to now read: "Of particular importance to this character is the grand appearance created by the consistent building setbacks, wide terraces and large canopy trees, and these features should be maintained as public amenities and not allow private use as redevelopment occurs."*
 - *That the word "initiated" be removed from the last sentence of the last paragraph of the State Street section on page 33 of Memo 6. That sentence would now read: "However, in light of past efforts, this should only be considered if supported by a majority of the property owners."*
 - *That the recommendations for the 400- and 500-blocks of W. Washington Avenue be separated out in the narrative.*
 - *A motion by Ald. Rummel, seconded by Rewey to have staff prepare a map that better reflects the goals and character of the new West Washington Avenue District (per the previous recommendation regarding the 400- and 500-blocks) and revise the Mifflin District graphics as necessary passed 7-1 on the following vote: AYE: Ald. King, Ald. Rummel, Ald. Schmidt, Andrzejewski, Hamilton-Nisbet, Rewey, Sundquist; NAY: Cantrell; NON-VOTING: Fey; EXCUSED: Finnemore, Heifetz.*
 - *A motion by Ald. Rummel, seconded by Rewey to revise Recommendation 73 on*

page 36 be revised to now read: "Establish a minimum two-story and maximum four-story building height in the Mifflin District, with up to two bonus additional stories allowed if stepped back" failed 3-5 on the following vote: AYE: Ald. Rummel, Andrzejewski, Rewey; NAY: Ald. King, Ald. Schmidt, Cantrell, Hamilton-Nisbet, Sundquist; NON-VOTING: Fey; EXCUSED: Finnemore, Heifetz.

- A motion by Ald. Rummel, seconded by Andrzejewski, to revise the second recommendation on page 10 of Memo 6 to add "However, PDD's to exceed building heights should be extremely rare." failed 2-6 on the following vote: AYE: Ald. Rummel, Andrzejewski; NAY: Ald. King, Ald. Schmidt, Cantrell, Hamilton-Nisbet, Rewey, Sundquist; NON-VOTING: Fey; EXCUSED: Finnemore, Heifetz.

A motion was made by King, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by the following vote:

Ayes: 6 -

Steve King; Chris Schmidt; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Noes: 2 -

Marsha A. Rummel and Eric W. Sundquist

Excused: 1 -

Michael G. Heifetz and John L. Finnemore

Non Voting: 1 -

Nan Fey

Speaking in support of the Downtown Plan were: Delora Newton, Greater Madison Chamber of Commerce, 615 E. Washington Avenue; Carol Schaeffer, 282 Alpine Meadow Circle, Oregon, representing Smart Growth of Greater Madison; Gary Peterson, 210 Marinette Trail; Susan Schmitz, Downtown Madison, Inc., 122 W. Washington Avenue; Peter Ostlind, 533 W. Main Street, and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Speaking in opposition to the plan was Larry E. Lichte, 125 W. Main Street.

Conditional Use/ Demolition Permits

- 8. [26695](#) 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 1026 Sherman Avenue; 2nd 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 Schmidt, seconded by Hamilton-Nisbet, to Approve. The motion passed by voice vote/other.
Speaking in support of the project were the applicants, Katie & Mike Major, 1026 Sherman Avenue.

- 9. [26694](#) Consideration of a conditional use to allow construction of a new parking lot for an existing community center at 3030 Darbo Drive; 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 and the following condition:

- That the applicant redesign the existing, western parking lot to reflect the site plan

proposed by Commission member Cantrell and explore the use of rain gardens for the site.

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

Ayes: 7 -

Marsha A. Rummel; Chris Schmidt; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Noes: 1 -

Steve King

Excused: 1 -

Michael G. Heifetz and John L. Finnemore

Non Voting: 1 -

Nan Fey

Speaking in support of the project were Steve Holzhauer & Brad Nygaard, Eppstein Uhen Architects, 222 W. Washington Avenue, Suite 222, representing the applicant, the Salvation Army.

Registered in support of the project and available to answer questions was Craig Henrickson, 605 Columbus Street, Sun Prairie, representing the Salvation Army.

Registered neither in support nor opposition to the project and available to answer questions was Major Loren Carter, Salvation Army, 3030 Darbo Drive.

Registered in opposition to the project and wishing to speak but not present when this matter was called was Dace Zeps, 3013 Worthington Avenue.

Subdivision

10. [26696](#)

Approving the preliminary plat of Wood Ger Development generally located at 3370 Burke Road, Town of Burke, within City of Madison's Extraterritorial Plat Approval Jurisdiction.

The Plan Commission found the criteria were met and recommended approval of this extraterritorial preliminary plat subject to the comments and conditions contained in the Plan Commission materials, with the following revision:

- That the second sentence of condition 4 of the Report to the Plan Commission be removed.

The motion to recommend approval passed 7-1 by the following vote: AYE: Ald. King, Ald. Rummel, Ald. Schmidt, Andrzejewski, Cantrell, Hamilton-Nisbet, Sundquist; NAY: Rewey; NON-VOTING: Fey; EXCUSED: Finnemore, Heifetz.

A motion by Rewey, seconded by Rummel to add a condition requiring the connection of Maly Road from the proposed subdivision across the property adjacent to the north to the existing section of that road failed 1-7 on the following vote: AYE: Rewey; NAY: Ald. King, Ald. Rummel, Ald. Schmidt, Andrzejewski, Cantrell, Hamilton-Nisbet, Sundquist; NON-VOTING: Fey; EXCUSED: Finnemore, Heifetz.

A motion was made by Schmidt, seconded by Andrzejewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by the following vote:

Ayes: 7 -

Marsha A. Rummel; Chris Schmidt; Eric W. Sundquist; Bradley A. Cantrell; Anna Andrzejewski; Tonya L. Hamilton-Nisbet and Steve King

Noes: 1 -

Michael W. Rewey

Excused: 1 -

Michael G. Heifetz and John L. Finnemore

Non Voting: 1 -

Nan Fey

Speaking in support of the proposed subdivision were Michael J. Lawton, Boardman & Clark, 1 S. Pinckney Street, and Dan Birrenkott, Birrenkott Surveying, Inc.; PO Box 237; 1677 N. Bristol Street; Sun Prairie, both representing the applicant, Gerald Wood, JAD Land Development, LLC; 3370 Burke Road; Sun Prairie.

ADDENDUM - SPECIAL ITEM OF BUSINESS

11. [26777](#)

Informational presentation by Hovde Properties regarding a proposed mixed-use redevelopment of 305, 309 & 325 W. Johnson Street.

The Plan Commission recieved an informational presentation by Mike Slavish, Hovde Properties, LLC, 122 W. Washington Avenue and Steve Holzhauer, Eppstein Uhen Architects, 222 W. Washington Avenue, Suite 650 regarding the redevelopment of Hovde-owned and City-owned properties generally located at 305-325 W. Johnson Street.

Following the presentation and discussion, the Plan Commission took no action on this item.

Registered in support of this item and available to answer questions were Victor Villacrez, Hovde Properties, LLC, 122 W. Washington Avenue, and Nathan Wautier, Reinhart Boerner Van Deuren, SC, 22 E. Mifflin Street, Suite 600, representing Hovde Properties.

BUSINESS BY MEMBERS

Cantrell asked about the status of Plan Commission working sessions in June and July. Brad Murphy indicated that there would be no additional working sessions in June. Mr. Murphy indicated that he would ask staff to provide an update to the Commission on working sessions in July, and noted that a poll had been sent earlier that day regarding possible working sessions in August.

COMMUNICATIONS

Hamilton-Nisbet noted that she had been contacted by Greg McManners, Director of Monona Terrace Community and Convention Center, regarding answers to questions she had about the Judge Doyle Square staff report.

SECRETARY'S REPORT

Brad Murphy noted the upcoming Plan Commission matters.

- Upcoming Matters - July 9, 2012

- 901-1001 Sugar Maple Lane - Temp. A to R2, R4, R5 & the Preliminary Plat of Soaring Hawk, creating 44 future single-family lots, 4 lots for future multi-family development and 1 outlot for public stormwater management
- 6717-6733 Fairhaven Road - PUD-SIP to Amended PUD-GDP-SIP - Construct 51-unit apartment building
- 1321-1331 Everett Street - Demolition Permit and C3 to M1 - Demolish single-family residence to allow construction of mini-storage warehouses
- 5430 Lake Mendota Drive - Demolition Permit & Conditional Use - Demolish single-family residence and construct new residence on lakefront lot
- 1422 Northport Drive - Demolition Permit & Conditional Use - Demolish commercial bldg to allow construction of credit union w/ drive-up window
- 801-819 E. Washington Avenue - Demolition Permit - Demolish former auto dealership buildings to facilitate redevelopment by others
- 802-854 E. Washington Avenue - Demolition Permit - Demolish former auto dealership buildings to facilitate redevelopment by others

- Upcoming Matters - July 23, 2012

- 1201-1211 Mound Street - R4 to PUD-GDP-SIP and Certified Survey Map - Subdivide 2 properties each containing a two-family residence into 4 lots to allow construction of 2 new two-family residences
- 541-553 W. Doty Street & 211 S. Bedford Street - Demolition Permit and R6 to PUD-GDP-SIP - Demolish 5 residences and 1 commercial building to allow construction of a 58-unit apartment building
- 3822-3902 Evan Acres Road - Temp. A to C2 & Conditional Use - Construct accessory off-site parking lot for Ho-Chunk Gaming Madison
- 3077 E. Washington Avenue - Demolition Permit - Demolish vacant restaurant with no proposed alternative use
- 2101-2115 East Springs Drive - Conditional Use (Planned Commercial Site) - Construct large-format furniture store with 2 pad sites for future commercial buildings.
- 117-129 State Street & 120-124 W. Mifflin Street - Demolition Permit & Conditional Use (Major Alteration in C4 Zoning) - Demolish 3 buildings to allow construction of a new retail/ office complex that includes the preservation and renovation of 3 existing buildings

ANNOUNCEMENTS

Fey noted that the Downtown and Urban zoning districts would be discussed at the June 20, 2012 meeting of the Urban Design Commission.

ADJOURNMENT

A motion was made by Schmidt, seconded by Hamilton-Nisbet, to Adjourn at 9:20 p.m. The motion passed by voice vote/other.