



City of Madison

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

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Monday, July 11, 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 5:40 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

Excused: 1 -

Michael A. Basford

Fey was chair for this meeting.

Staff present: Steve Cover, Secretary; Brad Murphy, Kevin Firchow & Tim Parks, Planning Division; Kitty Noonan, City Attorney's Office, and; Chris Petykowski, City Engineering Division.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

- Sundquist disclosed that he is a staff member at the University of Wisconsin-Madison but that would not impact his consideration of University-related projects.

- Andrzejewski disclosed that she was writing a book about Marshall Erdman and that she would be recusing herself from all consideration and discussion of the redevelopment of the property owned by Erdman & Associates located at the southwestern corner of University Avenue and N. Whitney Way. She later recused herself and left the meeting temporarily during the informational presentation (item #1).

- Ald. Schmidt indicated that he works near the Charter Street Heating Plant and is familiar with that site and surrounding area.

MINUTES OF THE June 20, 2011 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: July 25 and August 8, 29, 2011

Nan Fey noted that she would not be in attendance for the July 25 meeting and that Judy Olson would be the chair for that meeting.

Fey also noted the Zoning Code Re-Write Advisory Committee meeting on July 20, 2011.

page break

SPECIAL ITEM OF BUSINESS

1. [23042](#) Informational presentation by Paul Lenhart, Krupp Construction, regarding a mixed-use redevelopment of an approximately 14-acre site located at the southwestern corner of University Avenue and N. Whitney Way.

Paul Lenhart, Krupp Construction, 2020 Eastwood Drive, gave the Plan Commission an informational presentation regarding a mixed-use redevelopment of the Erdman Holdings property. Also presenting to the Plan Commission in support of the proposed redevelopment were Doug Hursh, Potter Lawson, Inc. 15 Ellis Potter Court and Dan Day, D'Onofrio Kottke & Associates, 7530 Westward Way, both representing Mr. Lenhart.

Speaking in opposition to the proposed redevelopment was Amy Kinast, 5018 Tomahawk Trail.

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

NEW BUSINESS

2. [23043](#) Plan Commission communication to the Landmarks Commission regarding the proposed designation of Luther Memorial Church at 1021 University Avenue as a local landmark.

The Commission approved a motion recommending the Landmarks Commission move forward with the designation. Individual members provided the following comments. Ald. King indicated his wholehearted support for the designation, noting that in his opinion, this is the most beautiful church in Madison. Ms. Andrzejewski agreed with Ald. King's comments regarding the beauty of the church and acknowledged the staff report provided comments on both the original church and the addition, which is was a positive element of the report. Ald. Rummel indicated the architectural firm, Claude and Starck, is as important to the community as the influence of Frank Lloyd Wright and this building is an prime example of their work. Chair Fey noted her understanding of the burden of maintaining a historic church structure and keeping it in good order. Such an effort is an important contribution to the community. Ald. Schmidt noted that in his opinion, this building seems worthy for consideration for landmark designation. He clarified that since the property does not currently have landmark designation, he did not consider that as part of his vote on the Planned Unit Development rezoning vote for 1001 University Avenue, also taken up at this meeting.

A motion was made by Ald. King, seconded by Rewey, to Re-refer. Sent to the LANDMARKS COMMISSION. The motion passed by voice vote/other.

Speaking in support of this item was Al Larson; 5310 Dorsett Drive and Douglas Swiggum 2802 King James Way; representing Luther Memorial Church. Also speaking in support was Jason Tish, 2714 LaFollette Avenue, representing the Madison Trust for Historical Preservation.

Registered in support and available to answer questions were Janet Zeutner, 849 Terry Place; Gary Brown, 6709 Gaylord Nelson Road, Middleton; Brad Pohlman, 1012 University Avenue; Martha Taylor, 6314 Masthead; Marcia Burmeister, 6209 Mineral Point Road #308; Linda Stowe, 3706 Nakoma Road;

Registered in support and not wishing to speak were Robert A. Steffen, 5317 Lake Mendota Drive; Judith Rose, 1802 Monroe Street; Cameron Scarlett (address not provided); Rita C. Sweeney, 2130 Chadbourne Avenue; Margaret Miner, 710 Seneca Place; Franny Ingebritson, 516 Wisconsin Avenue #1; Steven Marten, 1725 Porter Avenue; Brenda Ryther, 5312 Frosty Lane; Lori Scarlett, 8406 Castle Pines Drive; John Chappell Stowe, 3706 Nakoma Road; Catherine A. Smith, 6404 Elmwood, Middleton; Diane Norback, 2551 Arboretum Drive; M.V. DiSalvo, 2060 Sundstrom Street; Phil Harris, 7517 Welton Drive; Marsha Steffen, 5317 Lake Mendota Drive; Janelle Allen, 2840 Osmundsen Road, Fitchburg; Marc Germain, 2840 Osmundsen Road, Fitchburg; Sandy Erickson, 6828 Park Ridge Drive; Mary E. Murphy, N2794 Summerville Park Road; Bill Murphy, N2794 Summerville Park Road; Ann Combs, 2734 Chamberlain Avenue; Judy Braham, 5405 Temple Court; Bill Braham, 5405 Temple Court; John Ruppenthal, 1703 Manchester Crossing; John Robison, 5764 North Hill Court, Fitchburg; Lee Powell, 505 Leonard Street; Mary Powell, 505 Leonard Street; Loren Denlinger, 205 Shiloh Drive; Charlene Drumm, 205 Shiloh Drive; Larry Thies, 7120 East Pass; Robert Widmer, 4302 Tokay Boulevard; Sarah Brinkman, 105 North 5th Street; Aurette Mahler, 3220 Tally Ho Lane, Shorewood Hills; Don Anderson, 410 East Bluff; Nancy

Widmer, 4302 Tokay; Laura Rose, 1908 Arlington Place; Angela Read, 306 Marinette Trail; Sue Gaard, 1722 Summit Avenue; Doris Marten, 2802 Dryden Drive #206; Lynn Washington, 1913 Regent Street; Steven Read, 306 Marinette Trail; Janet Streiff, 3005 Dianne Drive, Middleton; and John Streiff, 3005 Dianne Drive, Middleton.

ROUTINE BUSINESS

- 3. [22812](#) Authorizing the Mayor and City Clerk to execute an air space lease with the Board of Regents of the University of Wisconsin System for use of the public right-of-way over East Campus Mall for an enclosed elevated gallery connecting two buildings comprising the Chazen Museum of Art.

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

Registered in support of this request and available to answer questions was Gary Brown, University of Wisconsin-Madison Facility Planning & Management; 614 Walnut Street.

- 4. [22910](#) Authorizing the Mayor and the City Clerk to enter into an agreement with the consultant team of Kimley-Horn and Associates, Inc., for master planning services for the City of Madison.

A motion was made by Olson, seconded by Andrzejewski, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by the following vote:

- Excused:** 1 - Michael A. Basford
- Ayes:** 6 - Steve King; Chris Schmidt; Eric W. Sundquist; Judy K. Olson; Michael W. Rewey and Anna Andrzejewski
- Noes:** 2 - Marsha A. Rummel and Michael G. Heifetz
- Non Voting:** 1 - Nan Fey

- 5. [22952](#) Authorizing the transfer of Property in Leopold Park from the Parks Division to the Water Utility for the site of a future booster pump station.

A motion was made by Olson, seconded by Andrzejewski, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

Registered in support of this request and available to answer questions was Alan Larson, Madison Water Utility, 119 E. Olin Avenue.

- 6. [22995](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat No. 5992-08-07 - 4.01 Mineral Point Road / CTH S & South Junction Road / CTH M- South Junction Road (Watts Road - Isaac Drive) City of Madison for the acquisition of Plat of Land Interests required.

A motion was made by Ald. King, seconded by Ald. Schmidt, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF PUBLIC WORKS. The motion passed by the following vote:

Excused: 1 -

Michael A. Basford

Ayes: 6 -

Steve King; Marsha A. Rummel; Chris Schmidt; Judy K. Olson; Anna Andrzejewski and Nan Fey

Noes: 3 -

Eric W. Sundquist; Michael G. Heifetz and Michael W. Rewey

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 Amendments

7. [22619](#) Creating Section 28.06(2)(a)3540. 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)3541. 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: Modify plans for the renovation and expansion of the Charter Street Heating Plant west of N. Mills Street and to allow a parking lot to be constructed east of Mills on site of a future biomass storage/handling facility; 8th Aldermanic District; 117 N. Charter Street and 115 N. Mills Street.

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

- That the next University master plan show the parking lot at 115 N. Mills Street as a temporary use, with the future long-term use of that site to be as a biomass storage and handling facility or academic building.

- That the approval of the interim parking lot at 115 N. Mills Street be valid for a period of two years following construction. Use of the parking lot beyond the two-year period will require re-approval by the Plan Commission.

The second condition of approval was added as an amendment to the main motion by Sundquist, seconded by Ald. Rummel. The motion to add the condition was approved 5-4 on the following vote: AYE: Ald. Rummel, Sundquist, Olson, Rewey, Fey; NAY: Ald. King, Ald. Schmidt, Andrzejewski, Heifetz; EXCUSED: Basford.

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

Excused: 1 -

Michael A. Basford

Ayes: 7 -

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

Noes: 1 -

Michael W. Rewey

Non Voting: 1 -

Nan Fey

Registered in support and available to answer questions was Gary Brown, UW Madison, 610 Walnut Street; Cassie Goodwin, JJR, 625 Williamson Street; and Jeff Niesen, 660 John Nolen Drive.

8. [22443](#)

Creating Section 28.06(2)(a)3536. 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)3537. 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: Relocate a portion of existing church/student center elsewhere on the same parcel and demolish remainder to allow construction of a 90-unit apartment building; 8th Aldermanic District; 1001 University Avenue.

The motion recommending this item to be placed on file without prejudice passed unanimously. A previous motion to approve the demolition permit and recommending approval of the zoning map amendment item failed by the following vote: 3:5 [AYE: Ald. Schmidt, Olson, and Sundquist; NO: Ald. Rummel, Ald. King, Heifetz, Andrzejewski, and Rewey; NON-VOTING: Fey.] That motion was made by Olson and seconded by Ald. Schmidt. In discussing the motion to approve, some members of the Plan Commission indicated they did not find the approval standards were met. The different standards cited by some Commission members included PUD standards 1 and 2, Demolition Standards 1b and 1d, and the Zoning Map amendment finding that the amendment is in the public interest and not solely for the interest of the applicant.

A motion was made by Ald. Schmidt, seconded by Ald. King, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING.

The motion passed by voice vote/other.

Speaking in support of this item were Bruce, Knothe Bruce Architects, 7601 University Avenue; John Leja, 5603 Surrey Lane, Waunakee; Bill White, 2708 Lakeland Avenue; Charles Quagliana, 5018 Holiday Drive; all representing the applicant LZ Ventures. Also speaking in support were Bishop Steven Miller, Episcopal Diocese of Milwaukee, 804 East Juneau, Milwaukee and Dave Black, 2581 Smith's Crossing #310, Sun Prairie; representing St. Francis House. Registered in support and available to answer questions were Brad Zellner, 6560 Rusty Lane, Waunakee and Steve Silverberg, both representing LZ Ventures.

Speaking in opposition to this item were Brad Pohlman, 1021 University Avenue; Al Larson, 5310 Dorsett Drive; and Harvey L. Temkin, 2313 Sugar River Road, Verona all representing Luther Memorial Church. Also speaking in opposition were Douglas Swiggum, 2802 King James Way, Fitchburg; Laura Rose, 1908 Arlington Place; Esther Taylor, 9401 Old Sauk Road, Middleton; Gary Brown, 6709 Gaylord Nelson Road; and Jay Suthers, 74 Lakewood Gardens Lane.

Registered in opposition and available to answer questions were Gerald J. Miller, 812 McClellan Drive; Robert Maynard, 4805 Jade Lane; Sandy Erickson, 6828 Park Ridge Drive; Carol Noreen, 5022 Sheboygan Avenue #3; Rita C. Sweeney, 2130 Chadbourne Avenue; Lynn Washington, 1913 Regent Street; Linda Stowe, 63706 Nakoma Road; Neal Deunk, 2714 Chamberlain Avenue; Jessie R. Nelson, 6209 Mineral Point Road #314; Martha Taylor, 6314 Masthead; Diane Norback, 2551 Arboretum; Marcia Burmeister, 6209 Mineral Point Road #308; Janet Zentuer, 849 Terry Place; and Walter H. Miner, 617 Gately Terrace.

Registered in opposition and not wishing to speak were Paul Ahlquist, 4227 Doncaster Drive; Barbara Reynolds, 6338 Stonefield Road, Middleton; Richard Reynolds, 6338 Stonefield Road, Middleton; Kathryn Haubert, 915 South Brooks Street #8; Robert A. Steffen, 5317 Lake Mendota

Drive; Jon S. Enslin, 5485 Jan Drive; Kirsten Heggeseth, 1301 Dewberry Drive; Michael Heggeseth, 1301 Dewberry Drive; M.V. DiSalvo, 2060 Sundstrom Street; Phil Harris, 7517 Welton Drive; Marsha Steffen, 5317 Lake Mendota Drive; Burton M.Z. Scheele, 4814 Bayfield Terrace; Karen Scheele, 4814 Bayfield Terrace; Anthony Lathrop, 2943 McKinley Street; Nancy Widmer, 4302 Tokay; Micah Scarlett, 8406 Castle Pines; Catherine A. Smith, 6404 Elmwood; Philip Schoech, 2130 Chadbourne Avenue; Franny Ingebritson, 516 Wisconsin Avenue #1; Carl Anderson, 704 Schmitt Place; Sue Gaard, 1722 Summit Avenue; Mary Markwardt, 4005 Hanover Street; Doris Marten, 2802 Dryden Drive #206; Margaret Miner, 710 Seneca Place; Angela Read, 306 Marinette Trail; John Strieff, 3005 Dianne Drive, Middleton; Janet Strieff, 3005 Dianne Drive, Middleton; John Chappell Stowe, 3706 Nakoma Road; Steven Read, 306 Marinette Trail; Don Anderson, 410 East Bluff; Annette Mahler, 3220 Tally Ho Lane, Shorewood Hills; Sarah Brinkman, 105 North 5th Street; Bob Edwards, 2421 Kendall Avenue; Petra Ressler, 1112 Mound Street; Donald Van Scotter, 1606 Fordem Avenue; Ronald Rosenberg, 1606 Fordem Avenue #214; Mary Murphy; N 2794 Summerville Park Road; Bill Murphy N 2794 Summerville Park Road; Ann Combs, 2734 Chamberlain Avenue; Judy Braham, 5405 Temple Court; Bill Braham, 5405 Temple Court; John E. Ruppenthal, 1703 Manchester Crossing; John Robison, 5764 North Hill Court; Lee Powell, 505 Leonard Street; Mary Powell, 505 Leonard Street; Loren Denlinger, 205 Shiloh Drive; Charlene Drumm, 205 Shiloh Drive; Larry Thies, 7120 East Pass; Mary Gulesserian, 306 North Brooks Street; Sharon Mullikin, 306 North Brooks Street; Randy Burmeister, 207 Dewey Street, Sun Prairie; Mitchell Price, 1957 SW Panther Trace, Stuart, FL; Leah Price, 1957 SW Panther Trace, Stuart, FL; Connie Burmiester, 207 Dewey Street; Sun Prairie; Rachel Price, 1957 SW Panther Trace, Stuart, FL; Robert Widmer, 4302 Tokay Boulevard; Marc Germain, 2840 Osmundsen Road, Fitchburg; Janelle Allen, 2840 Osmundsen Road, Fitchburg; Asher Scarlett, 8406 Castle Pines Drive; Steven Marten, 1725 Porter Avenue; Cameron Scarlett, 8406 Castle Pines Drive; Caleb O. Scarlett, 8406 Castle Pines Drive; Lori Scarlett, 8406 Castle Pines Drive; Brenda Ryther, 5312 Frosty Lane; Scott Miller, PO Box 219 Capulin, CO; Madison Miller, PO Box 219 Capulin, CO; and Nancy Miller, 812 McClellan Drive.

Registered in neither support nor opposition and not wishing to speak was Judith Rose, 1802 Monroe Street #311.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

The following communications were in the packet: An email from Dan Melton regarding the McDonalds restaurant approved at 2705 East Washington Avenue, Communication from Kenneth Raffa regarding the Mt. Olive redevelopment, and a copy of an article written by Eric Sundquist regarding parking in the new Zoning Ordinance.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters.

Upcoming Matters - July 25, 2011

- 3502 Monroe Street - C1 to PUD-GDP-SIP and Demolition permit to demolish auto repair garage and construct a mixed-use building with 18 apartment units and 3,300 square feet of first floor commercial space
- 229 West Lakelawn Place - R6 to PUD-GDP-SIP to allow construction of a 14-unit apartment building on undeveloped land adjacent to Acacia apartments/fraternity
- 9335, 9401, 9429 & 9501 Elderberry Road and 9336, 9402, 9444 & 9502 Spirit Street - PUD-GDP to R2T and the Preliminary and Final Plat of Woodstone Replat, rezoning and replatting 4 two-family residential lots into 12 single-family residential lots
- 1634 Sherman Avenue - Conditional use to construct an addition to an existing single-family residence on a lakefront lot
- 634 West Lakeside Street - Demolition permit to demolish a single-family residence and construct new residence
- 844 Williamson Street - Conditional use to convert commercial building into two-family residence in C2 zoning
- 1843 Monroe Street - Conditional use for parking reduction to allow restaurant/tavern to open in an existing commercial building

Upcoming Matters - August 8, 2011

- 3863 Clover Lane - Continuing jurisdiction public hearing for auto upholstery business
- 312 Wisconsin Avenue & 345 North Carroll Street - R6 & R6H to PUD-GDP-SIP and Demolition permit to approve the demolition/ removal of an existing residential structure, a general development plan for future construction of an expansion of Bethel Lutheran Church, and a specific implementation plan for existing uses
- 647 Bear Claw Way - C1 to PUD-GDP to approve general development plan for a future two-story commercial building
- 652 Bear Claw Way - C1 to PUD-GDP-SIP to approve a general development plan for a one-story commercial building and adjacent 28-unit apartment building and a specific implementation plan for the apartment building
- 1810 Waunona Way - Conditional use and Demolition permit to demolish single-family residence and construct new residence on a lakefront lot
- 1124 Regent Street - Conditional use to approve a beer garden in an existing parking lot for events at Camp Randall Stadium

ANNOUNCEMENTS

Chair Fey and Mr. Rewey indicated they will not be present for the July 25 meeting. Mr. Heifetz indicated he will be late for that meeting.

ADJOURNMENT

**A motion was made by Ald. King, seconded by Olson, to Adjourn at 9:14 pm.
The motion passed by voice vote/other.**