



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, October 17, 2011

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 8 -

Steve King; Chris Schmidt; Nan Fey; Eric W. Sundquist; Judy K. Olson;  
Michael G. Heifetz; Michael W. Rewey and Tonya L. Hamilton-Nisbet

**Excused:** 3 -

Marsha A. Rummel; Bradley A. Cantrell and Anna Andrzejewski

Fey was chair for the meeting.

Staff present: Steven Cover, Secretary; Brad Murphy and Kevin Firchow, Planning Division; and Dan Rolfs, 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 OCTOBER 3, 2011 MEETING

**A motion was made by Ald. Schmidt, seconded by Heifetz, to Approve the Minutes. The motion passed by the following vote:**

**Excused:** 3 -

Marsha A. Rummel; Bradley A. Cantrell and Anna Andrzejewski

**Ayes:** 4 -

Chris Schmidt; Michael G. Heifetz; Michael W. Rewey and Tonya L. Hamilton-Nisbet

**Abstentions:** 3 -

Steve King; Eric W. Sundquist and Judy K. Olson

**Non Voting:** 1 -

Nan Fey

### SCHEDULE OF MEETINGS

November 7, 21 and December 5, 19, 2011

## NEW BUSINESS

1. [24070](#) Garver Feed Mill Status Report

Dan Rolfs, Office of Real Estate Services, provided an overview of the status report. No action was taken.

There were no registrations on this item.

## 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

2. [23715](#) Creating Section 28.06(2)(a)3561. 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 86 apartment units in three buildings; 3rd Aldermanic District; 6854 Stockbridge Drive.

Approval unanimously recommended subject to the comments and conditions contained within the Plan Commission materials with the following additional conditions:

1. That the applicant shall work with the Parks Division and provide an easement along the eastern portion of the property for the purposes of providing access from Stockbridge Drive to Door Creek Park.
2. That the final design of the buildings shall not include flat roofs.
3. That the applicant shall work with the Parks Department and provide a trail connection from this complex to the future City trail north of this site, when the City trail is built.

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

Speaking in support of this item was Brian Stoddard, 550 Sunrise Drive, representing the applicant. Also speaking in support were Ald. Lauren Cnare, 5218 Kevins Way, representing District 3, and Lori Nebel, 6901 Stockbridge Drive. Registered in support and available to answer questions were Marc Ott, 550 Sunrise Drive and Ann Simonson, 405 Bailey Drive.

### Conditional Use/ Demolition Permits

3. [24231](#) Consideration of a conditional use to allow a non-accessory beer garden associated with events taking place at Camp Randall Stadium and an outdoor eating area for a hotel at 1501 Monroe Street; 13th Ald. Dist.

The Plan Commission found the approval standards are met and approved these conditional use requests subject to the comments and conditions contained in the Plan Commission materials with the following clarification:

-That the applicant work with staff to clarify condition 9b to identify that the rear parking area can be used by the hotel for valet parking.

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

Speaking in support of this item were Mike Erickson, 9023 Hawks Reserve Lane, Verona, representing HotelRED; Jon Standridge, 1011 Edgewood Avenue; and Richard Scott, 811 Oakland Avenue. Registered in support and available to answer questions were Jason Ilstrup, 309 West Washington Avenue, representing Hotel RED; Dan O'Callaghan, Michael Best and Friedrich, representing Red Hospitality, LLC; and Connie Barbian, 415 Rock River Lane, Ft. Atkinson. Registered in neither support nor opposition and available to answer questions were Thomas Yen, 5627 Lanford Terrace, Fitchburg and Bill Chiu 9301 Lawn Brook Drive, Verona, both representing the Madison Chinese Christian Church.

## **BUSINESS BY MEMBERS**

There was no business by members.

## **COMMUNICATIONS**

There were no communications.

## **SECRETARY'S REPORT**

Brad Murphy summarized the upcoming matters.

### **- Upcoming Matters - November 7, 2011**

- Discussion with Marla Eddy, City Forester, regarding street tree issues
- Amending the Mid-Town Neighborhood Development Plan to revise the land use recommendations for the Vetter property located in the northeastern portion of the neighborhood in the southwestern quadrant of the Valley View-S. Pleasant View Road intersection (ID 24017)
- 2550 University Avenue - PUD-SIP Alteration to add projecting balconies for residential units on the 6-story portion of mixed-use building, including balconies overlooking Campus Drive
- 203 N. Charter Street - Demolition Permit & Conditional Use to demolish rooming house to allow construction of an electrical substation for the University of Wisconsin

### **- Upcoming Matters - November 21, 2011**

- 722 Williamson Street & (approx.) 306 S. Livingston Street - C2 to PUD-GDP-SIP to construct five-story mixed-use building containing 39 apartments and 5,300 square feet of first floor commercial space on Livingston Street frontage of property
- 31 Hawks Landing Circle - PUD-SIP to Amended PUD-GDP-SIP to allow construction of 30-unit apartment building in place of previously approved mixed-use commercial/ residential building
- 1101 N. Sherman Avenue - Demolition Permit & Conditional Use to demolish existing convenience store and construct new gas station, car wash and convenience store with restaurant tenant space
- 1112 Spaight Street - Demolition Permit to demolish single-family residence and construct new residence
- 1521 Jefferson Street - Demolition Permit to demolish fire-damaged single-family residence and construct new residence
- 1438 Northport Drive - Conditional Use to establish drive-up service window for restaurant

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by Rewey, seconded by Ald. King, to Adjourn at 6:55 p.m. The motion passed by voice vote/other.**