



City of Madison

City of Madison
Madison, WI 53703
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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.

Monday, January 25, 2010

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 8 -

Lauren Cnare; Nan Fey; Judy K. Olson; James C. Boll; Judy Bowser;
Michael A. Basford; Michael G. Heifetz and Tim Gruber

Excused: 4 -

Michael Schumacher; Julia S. Kerr; Eric W. Sundquist and Douglas J.
Pearson

Fey was chair for the meeting.

Staff Present: Brad Murphy and Kevin Firchow, Planning Division; John Leach, Traffic Engineering.

MINUTES OF THE January 11, 2010 MEETING

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

SCHEDULE OF MEETINGS

- Regular Meetings: February 8, 22 and March 8, 22, 2010

- Zoning Code Rewrite Working Sessions: February 4, 17, 2010 (5:30 p.m. in LL-130, Madison Municipal Building)

- Downtown Plan Working Sessions: February 1, 15, 2010 (5:30 p.m. in LL-110, Madison Municipal Building)

UNFINISHED BUSINESS

1. [16709](#) SUBSTITUTE Authorizing a second amendment to the lease between the City of Madison and Madison-Kipp Corporation within the East Rail Transportation Corridor.
The Plan Commission voted to not make a recommendation on this item. This motion passed unanimously.
A motion was made by Olson, seconded by Basford, to Return to Lead with No Recommendation to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.
There were no registrations on this item.

ROUTINE BUSINESS

- 2. [16938](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of the Old Middleton Road from Capital Avenue to Countryside Lane - Engineering Project No. 53B0765. (17th AD)

This motion passed unanimously.

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

- 3. [17090](#) Authorizing the execution of an Underground Utility Easement to Madison Gas and Electric Company across a portion of a City-owned Stormwater Utility parcel located at 898 N. Stoughton Road.

This item passed by the following vote: 6:0 (AYE: Ald. Cnare, Olson, Bowser, Basford, Heifetz, and Gruber; RECUSED: Boll; and NON VOTING: Fey.)

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

- Excused:** 4 -
Michael Schumacher; Julia S. Kerr; Eric W. Sundquist and Douglas J. Pearson
- Recused:** 1 -
James C. Boll
- Ayes:** 6 -
Lauren Cnare; Judy K. Olson; Judy Bowser; Michael A. Basford; Michael G. Heifetz and Tim Gruber
- Non Voting:** 1 -
Nan Fey

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

- 4. [15955](#) Creating Section 28.06(2)(a)3453. of the Madison General Ordinances rezoning property from HIST-MH Mansion Hill Historic District, OR Office Residence District, and R6H General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3454. 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: Redevelop and Expand

Existing Edgewater Hotel to a 228-Room Hotel; 666 Wisconsin Avenue: 2nd Aldermanic District.

This motion passed unanimously.

A motion was made by Cnare, seconded by Olson, to Rerefer to the PLAN COMMISSION and should be returned by 2/8/2010. The motion passed by voice vote/other.

There were no registrations on this item.

5. [16882](#)

Creating Section 28.06(2)(a)3466. 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)3467. 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 2 Apartment Buildings to Allow Construction of a 28-Unit Apartment Building; 8th Aldermanic District: 617-619 Mendota Court.

The Plan Commission recommended approval subject to the comments conditions contained within the Plan Commission materials and the following additional condition:

- That the developer agrees to educate incoming tenants regarding recycling and clearly identify disposal areas for trash.

This motion passed on the following vote: 5:2 (AYE: Ald. Cnare, Olson, Boll, Basford, and Gruber; NO: Bowser and Heifetz; NON VOTING: Fey)

A motion was made by Boll, seconded by Basford, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Excused: 4 -

Julia S. Kerr; Eric W. Sundquist; Douglas J. Pearson and Michael Schumacher

Ayes: 5 -

Lauren Cnare; Judy K. Olson; James C. Boll; Michael A. Basford and Tim Gruber

Noes: 2 -

Judy Bowser and Michael G. Heifetz

Non Voting: 1 -

Nan Fey

Speaking in support of this item was the applicant, Patrick Corcoran, 3718 Country Grove Drive. Speaking in support and representing the applicant were Gary Brink, Brink and Associates, 8401 Excelsior Drive; Josh Wilcox, Brink and Associates, 8401 Excelsior Drive; and Bill White, 2708 Lakeland Avenue. Also speaking in support were Dylan Brogan, 205 North Pinckney Street #3; Kimberly Isely, 301 Palomino Lane #1; Mary Devine, 661 Mendota Court; Scott Resnick, 661 Mendota Court #1401, representing the State-Langdon Neighborhood Association; Ald. Bridget Maniaci, 640 East Johnson Street #5, representing District 2; and Ald. Bryon Eagon, 614 Mendota Court #8, representing District 8.

Registered in support and available to answer questions was Mark Landgraff, 5964 Executive Drive, representing the applicant.

Registered in support and not wishing to speak was Camilla Corcoran, 3718 Country Grove Drive.

Speaking in opposition to this item were Joe Korb, 626 Langdon Street #108. Speaking in opposition and representing Mr. Korb were Harvey Temkin, 2313 Sugar River Road, Verona; David

Schreiber, Schreiber/Anderson Associates, 717 John Nolen Drive; and John Lichtenheld, Schreiber/Anderson Associates, 717 John Nolen Drive. Also speaking in opposition were Gene Devitt, 28 East Gilman Street; Eugene Galmovskiy, 622 Mendota Court; Joe Harrington, 622 Mendota Court representing the Beta Theta Pi Fraternity and Ryan Toman, 622 Mendota Court, representing the Beta Theta Pi Fraternity.

Registered in opposition and available to answer questions were James Korb, 505 North Carroll Street and Marlene Korb, 505 North Carroll Street.

Registered in opposition and not wishing to speak were Jon Becker, 2216 Pike Drive; Peter Machmeier, 622 Mendota Court; Hunter Holtshopple, 622 Mendota Court; James Rapacz, 4485 Shooting Star Avenue; Michelle Ninneman-Rapacz, 4485 Shooting Star Avenue; and David Williams, 404 South Park Street.

Registered in neither support nor opposition was Chuck Possehl, The Bruce Company, representing the applicant.

Conditional Use/ Demolition Permits

6. [17146](#) Consideration of a major alteration to an existing conditional use to allow construction of an addition to a single-family residence on a lakefront lot at 1646 Sherman Avenue. 2nd Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

A motion was made by Boll, seconded by Gruber, to Approve. The motion passed by voice vote/other.

Registered in support and not wishing to speak was Judith Ela, 1630 Sherman Avenue.

BUSINESS BY MEMBERS

James Boll requested that Planning Division staff provide a letter to the developers of the Edgewater redevelopment project requesting that all substantive materials be provided in time to be delivered in the packet delivered to Plan Commission members prior their meeting. The intent of this communication is to avoid a situation in which a large packet of information is provided to the Commission at the meeting.

Nan Fey referenced the Edgewater Redevelopment meeting schedule and encouraged Commission members to attend those meetings or view them online, when available. She further noted that the Urban Design Commission meeting of January 20, 2010 can now be viewed from the City Channel website.

Judy Olson noted she may be absent for the February 1, 2010 Downtown Plan Working Session and inquired whether there would be a quorum present. Mr. Murphy indicated he would verify the list of Commissioners that indicated they would be in attendance, noting he believed there would still be a quorum if Ms. Olson were not able to attend.

COMMUNICATIONS

Nan Fey encouraged all correspondence and communications to be provided to staff for distribution the Plan Commission, as opposed to being provided to individual Commissioners. She indicated this is the reason her email address is not provided with her other contact information. She further noted that providing correspondence to staff helps to ensure documents are made part of the public record and are distributed to all Plan Commission members.

Tim Gruber noted the receipt of the correspondence from Attorney Temkin regarding agenda item 5. Judy Olson noted the receipt of the correspondence in the packet relating to the Edgewater Redevelopment project.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming items.

Upcoming Matters - February 8, 2010

- 666 Wisconsin Avenue - HIST-MH OR/R6H to PUD-GDP-SIP & Conditional Use for Waterfront Development for the redevelopment and expansion of the Edgewater Hotel into a 190-room hotel
- ID 17096 - Zoning Text Amendment to amend the waterfront development standards
- 5517 Lake Mendota Drive - Demolition Permit to demolish single-family residence and construct new residence
- 7102 US Highway 12 & 18 - PUD-SIP Alteration to construct new waste transfer station at Rodefild Landfill
- (Tentative) 924 Williamson Street - Alteration to approved conditional use to address screening and outdoor smoking area for nightclub

Upcoming Matters - February 22, 2010

- 702 North Midvale Boulevard - Amended PUD-GDP-SIP (1st of 2) to amend Hilldale PUD to remove Target store site and improve Sawyer-Frey parking lot
- 4609 University Avenue - Amended PUD-GDP-SIP (2nd of 2) to allow construction of Target store at Hilldale Shopping Center
- 8839 Ancient Oak Lane - A to A & R2T and CSM Referral to create 2 single-family lots and 1 lot for future development
- 979 Jonathon Drive - Conditional use to construct wireless telecommunications tower
- 545 Zor Shrine Place - Conditional use to construct wireless telecommunications tower
- 4518 Monona Drive - Conditional use and Demolition Permit to demolish commercial building and construct new commercial building with drive-thru

ANNOUNCEMENTS

None.

ADJOURNMENT

A motion was made by Boll, seconded by Bowser, to Adjourn at 8:30 p.m. The motion passed by voice vote/other.