



City of Madison

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

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, November 21, 2011

5:30 PM

Madison Senior Center, Rooms 1 & 2
330 West Mifflin Street
2nd Floor

****NOTE CHANGE IN LOCATION****

THIS MEETING WILL NOT BE AVAILABLE ON MADISON CITY CHANNEL

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:40 p.m.

Present: 9 -

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

Excused: 2 -

Marsha A. Rummel and Eric W. Sundquist

Fey was chair for this meeting.

Staff present: Brad Murphy & Tim Parks, Planning Division, and Matt Mikolajewski, Office of Business Resources.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Heifetz noted that he would recuse himself from the consideration of items #7 & 8 for professional reasons.

Andrzejewski indicated that she was contacted by Amy Scanlon, the City's Preservation Planner to document the residence at 1112 Spaight Street. She extended the request to students in her class, who conducted the documentation exercise.

MINUTES OF THE NOVEMBER 7, 2011 MEETING

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

SCHEDULE OF MEETINGS

December 5, 19, 2011 and January 9, 23, 2012

ROUTINE BUSINESS

1. [24476](#) Accepting a Selection Committee’s recommendation of the Gebhardt Development, LLC proposal for the purchase and redevelopment of City-owned properties in the 700 Block of East Washington Avenue and authorizing the execution of a Purchase and Sale Agreement with Gebhardt Development, LLC for the purchase and redevelopment of these properties.

The Plan Commission recommended approval of this resolution by voice vote/ other with the following recommended revision:

- Section 11d of the second resolved clause, Seller Contingencies, should be revised to state that the design of the median break will be pedestrian friendly.

A motion was made by Ald. King, 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 of the resolution and available to answer questions was Christopher Gosch, 5540 Sauter Court, Waunakee, representing Gebhardt Development, LLC, 222 North Street.

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

2. [24534](#) Consideration of a demolition permit and conditional use to allow a convenience store to be demolished and a new gas station, convenience store, car wash and restaurant to be constructed at 1101 North Sherman Avenue; 12th 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 Rewey, seconded by Heifetz, to Approve. The motion passed by voice vote/other.

Registered in support of the project and wishing to speak was Douglas Pahl, Aro Eberle Architects, 116 King Street, Suite 202, representing the applicant, Farooq Shahzad.

3. [24535](#) Consideration of a demolition permit to allow an existing single-family residence to be demolished and a new residence to be constructed at 1112 Spaight Street; Third Lake Ridge Local Historic District; 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.

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

Speaking in support of the project were: Connor & Abigail Sabatino, 508 S. Ingersoll Street, the applicants; Arlan Kay & Amy Hasselman, 116 E. Dayton Street, representing the applicants; Tom Nannas, 1114 Spaight Street, and; Leila Pine, 1122 Spaight Street.

Answering questions in opposition to the project was Scott Thornton, 1104 Jenifer Street, representing the Marquette Neighborhood Association.

Registered in support but not wishing to speak was Cuzig McComb, 1122 Spaight Street.

4. [24536](#)

Consideration of a demolition permit to allow an existing fire-damaged single-family residence to be demolished and a new residence to be constructed at 1521 Jefferson Street; 13th 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 garage take access from the alley at the rear.

Heifetz requested separation of the question to allow for a separate vote on the above condition of approval. The addition of the condition was approved 7-1 on the following vote: AYE: Ald. King, Ald. Schmidt, Andrzejewski, Cantrell, Hamilton-Nisbet, Olson, Rewey; NAY: Heifetz; NON-VOTING: Fey; EXCUSED: Ald. Rummel, Sundquist.

The main motion to approve the demolition permit was approved by voice vote/ other.

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

There were no registrants on this item.

5. [24538](#)

Consideration of a conditional use to allow an existing drive-up service facility at 1438 Northport Drive to be reused for a restaurant tenant; 18th 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 Cantrell, seconded by Rewey, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was Matt Andersen, 434 S. Yellowstone Drive, representing the applicant, Pizza Hut of Southern Wisconsin.

Land Division

6. [24539](#)

Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 2829 CTH T, Town of Sun Prairie.

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 and the following conditions:

- That 40 feet of right of way be dedicated for CTH T along the frontage of Lots 1 and 2 of the CSM.
- That no additional driveway access to CTH T be granted for Lots 1 and 2 of the CSM. The applicant shall create a joint driveway easement/ agreement to benefit both proposed lots, with t he final easement/ agreement to be approved by the Planning Division and executed prior to final approval of the CSM for recording.

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

Registered in support of the request and available to answer questions was Monica Miller, 2829 CTH T, Sun Prairie.

Meriter Hospital-Related Requests

7. [23690](#)

Creating Section 28.06(2)(a)3560. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Allow construction of daycare facility for Meriter Hospital. 13th Aldermanic District;

113 South Mills Street and 1022 Mound Street.

The Plan Commission recommended approval of the planned unit development to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other, with Heifetz recused.

A motion was made by Ald. King, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by the following vote:

- Excused:** 2 -
Marsha A. Rummel and Eric W. Sundquist
- Recused:** 1 -
Michael G. Heifetz
- Ayes:** 7 -
Steve King; Chris Schmidt; Judy K. Olson; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet
- Non Voting:** 1 -
Nan Fey

- 8. [24537](#) Consideration of a demolition permit to allow two residences to be demolished as part of a Planned Unit Development-Specific Implementation Plan approval for 113 South Mills Street and 1022 Mound Street; 13th Ald. Dist.

The Plan Commission found that the standards were met and granted approval of the demolition of the existing principal structures on the subject site subject to the Common Council's approval of the related Planned Unit Development zoning map amendment (ID 23690) and the comments and conditions contained in the Plan Commission materials.

A motion was made by Ald. King, seconded by Hamilton-Nisbet, to Approve. The motion passed by voice vote/other.

- Excused:** 2 -
Marsha A. Rummel and Eric W. Sundquist
- Recused:** 1 -
Michael G. Heifetz
- Ayes:** 7 -
Chris Schmidt; Judy K. Olson; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski; Tonya L. Hamilton-Nisbet and Steve King
- Non Voting:** 1 -
Nan Fey

There were no registrants on items 7 & 8.

Other Zoning Map Amendments

- 9. [24228](#) Creating Section 28.06(2)(a)3564. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3565. 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 five-story mixed-use building containing 39 apartments and 5,300 square feet of first floor commercial space on Livingston Street frontage of property; 6th

Aldermanic District; 722 Williamson Street.

The Plan Commission recommended approval of the proposed planned unit development to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

Speaking in support of the project were Marty Rifken, The Rifken Group, Ltd./ Williamson Associates, 14 W. Mifflin Street #300, the applicant, and Randy Bruce, Knothe & Bruce Architects, LLC, 7601 University Avenue, Suite 201, Middleton, representing the applicant.

Registered in support of the project and wishing to speak was Lindsey Lee, 731 Williamson Street.

Registered in support but not wishing to speak was Scott Thornton, 1104 Jenifer Street, representing the Marquette Neighborhood Association.

10. [24229](#)

Creating Section 28.06(2)(a)3566. 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)3567. 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: Amended PUD to allow construction of 30-unit apartment building in place of previously approved mixed-use commercial/residential building; 1st Aldermanic District: 1 Hawks Landing Circle.

The Plan Commission recommended approval of the amended planned unit development to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Speaking in support of the project was Randy Bruce, Knothe & Bruce Architects, LLC, 7601 University Avenue, Suite 201, Middleton, representing the applicant, Fred Rouse, Rouse Management, 2428 Perry Street, who was registered in support and available to answer questions.

BUSINESS BY MEMBERS

Fey requested that a staff report be provided with future requests involving the City's landbanking program, including an overview of the program and its relation to the request before the Plan Commission.

Fey suggested that the East Rail Corridor Plan needs to be updated to reflect changes to its recommendations relating to the MG&E Blount Street Station if residential land uses are to be considered where the plan currently does not recommend them.

Rewey stated that he did not feel that it was appropriate for the City to allow parking in path corridors such as exists in the E. Wilson Street right of way at S. Blount Street.

COMMUNICATIONS

Fey noted that the City Clerk's Office sent correspondence regarding annual Statement of Interest forms to the members of City boards, commissions and committees, and that those forms were due by January 3, 2012.

SECRETARY'S REPORT

- Communication from Kitty Noonan regarding cul-de-sacs

- Upcoming Matters - December 5, 2011

- Madison Cultural Plan (ID 24233)
- Staff introduction of the Downtown Plan to the Plan Commission
- 2653 Jeffy Trail/ 2414 Trevor Way - Certified Survey Map Referral - Creating 3 single-family residential lots (including 2 deep residential lots) and 1 outlot for stormwater management from previously platted outlot (referred by the Plan Commission on August 29, 2011)
- 401 Woodward Drive - Conditional Use - Construct a boathouse on a lakefront lot
- 6601 Odana Road - Demolition Permit - Demolish existing automobile dealership and construct new automobile dealership

- Upcoming Matters - December 19, 2011

- 3210 Maple Grove Drive - PUD-GDP to PUD-SIP & Demolition Permit - Demolish church/ school to allow construction of 106 apartments in 4 buildings
- 202-210 N. Bassett Street, 512-520 W. Dayton Street & 507 W. Johnson Street - R6 & C2 to PUD-GDP-SIP - General development plan for the future construction of up to 242 apartment units in a 12-story, 155-unit building and a 3-story, 42-unit building following the future demolition of a single-family home, office building and three multi-family buildings
- 945 Stewart Street - Conditional Use - Establish an auto sales business in M1 Limited Manufacturing District
- 3010 Shady Oak Lane - Extraterritorial Certified Survey Map creating two lots in the Town of Verona
- 800 Langdon Street - Conditional Use Alteration - Renovation and expansion of the Memorial Union, including improvements on the north and west sides of Union Terrace and renovation of the shoreline
- 5501 Greening Lane - Demolition Permit - Demolish single-family residence and construct new residence
- 8001 Raymond Road - Demolition Permit - Demolish community-based residential facility with no proposed alternative use
- Zoning text amendment to allow the keeping of honeybees (ID 24275)
- [Tentative] Amending the Urban Design Commission Ordinance to change the maximum height for a portion of a block in Urban Design District 8 (ID 24386)

Brad Murphy extended a request to the Plan Commission from Veridian Homes regarding Veridian's desire to make an informational presentation to the Commission regarding the Grandview Commons Town Center on December 19, 2011. The Plan Commission declined the request, with members noting that the public hearing for that project was scheduled for two meetings after that meeting on January 23, 2012.

ANNOUNCEMENTS

Fey wished the Plan Commission a happy Thanksgiving.

ADJOURNMENT

A motion was made by Ald. King, seconded by Hamilton-Nisbet, to Adjourn at 7:50 p.m. The motion passed by voice vote/other.