



City of Madison

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

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Monday, October 3, 2011

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 8 -

Marsha A. Rummel; Chris Schmidt; Nan Fey; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Excused: 3 -

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

Fey was chair for this meeting. Heifetz arrived during Item 2. Ald. Rummel arrived at 6:00 p.m. for the beginning of the public hearing.

Staff present: Steve Cover, Secretary; Brad Murphy & Tim Parks, Planning Division, and; Dan Rolfs, Office of Real Estate Services.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals by members of the Commission.

MINUTES OF THE SEPTEMBER 19, 2011 MEETING

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

SCHEDULE OF MEETINGS

October 17 and November 7, 21, 2011

ROUTINE BUSINESS

1. [23899](#) Authorizing the execution of a release of the platted access restriction affecting property located at 6613-6637 Mineral Point Road and execution of a new access restriction agreement with the property owner, Grand Canyon Collection, LLC.

Rewey commented that he believed that grants of access rights like this one had a value and that the City should charge more for the access rights than the fee for administering the resolution.

A motion was made by Ald. Schmidt, seconded by Andrzejewski, to Return to Lead with the Recommendation for Approval. Sent to the BOARD OF PUBLIC

WORKS. The motion passed by voice vote/other.

There were no registrants on this item.

2. [23900](#) Accepting a proposal from Joe Lusson and Aleen Tierney for the purchase of the residential structure located at 640 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the sale of the residential structure and a lease of the land beneath it to Joe Lusson and Aleen Tierney.

A motion was made by Rewey, seconded by Ald. Schmidt, 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 Joe Lusson, 627 E. Gorham 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.

Zoning Map Amendments

3. [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 referral of this request pending a recommendation by the Urban Design Commission; no future hearing date was set. The recommendation to refer passed by voice vote/ other.
- A motion was made by Heifetz, seconded by Andrzejewski, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING. Sent to the PLAN COMMISSION. The motion passed by voice vote/other.**
- There were no registrants on this item.
4. [23691](#) Creating Section 28.06(2)(a)3558.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)3559. 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: Construct addition to Attic Angels Place Health Center and Assisted Living Facility. 9th Aldermanic District; 8301 Old Sauk Road

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 Ald. Schmidt, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions were Mary Ann Drescher, Attic Angel Place, Inc., 640 Junction Road, the applicant, and Duane Helwig, 2801 E. Enterprise Avenue, Appleton, representing the applicant.

Conditional Use/ Demolition Permits

- 5. [24014](#) Consideration of a conditional use for an outdoor eating area for a private club at 610 North Street; 15th 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 Andrzejewski, seconded by Cantrell, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was Jim Miller, 610 North Street.

- 6. [24015](#) Consideration of a demolition permit to allow all existing structures generally located at 902 Dempsey Road to be demolished/ removed to facilitate the future redevelopment of the former Royster-Clark fertilizer plant; 15th 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 Ald. Rummel, to Approve. The motion passed by voice vote/other.

Speaking in support of the request was Bill White, 2708 Lakeland Avenue, representing the applicant, Dave Nelson, Ruedebusch Development & Construction, 4605 Dovetail Drive, who was registered in support and available to answer questions.

- 7. [24016](#) Consideration of an alteration to an approved conditional use for a hotel to allow one floor of the facility to be removed at 2205 Rimrock Road; 14th Ald. Dist.

The Plan Commission found that the standards were met and granted approval of the amended conditional use plans subject to the conditions contained in the February 3, 2011 approval letter for the rezoning, conditional use and demolition permit for this property.

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

Registered in support of the amended plans and available to answer questions were Clay Carlson, 24 S. Gardens Way, Fitchburg, and Peter Tan, Strang Associates, 6411 Mineral Point Road, both representing the applicant, Gateway Project, LLC.

Land Division

- 8. [23614](#) Approving a Certified Survey Map of property owned by Badger Mill Creek, LLC generally located at 2653 Jeffy Trail and 2414 Trevor Way; 1st Ald. Dist., creating two deep residential lots.

The Plan Commission referred this matter to a future Plan Commission agenda to allow the applicant and City staff to address issues related to this land division. The referral passed by voice vote/ other.

A motion was made by Rewey, seconded by Ald. Rummel, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Brad Murphy summarized upcoming Plan Commission matters.

Mr. Murphy also noted the article in the Sunday, October 2, 2011 Wisconsin State Journal regarding the proposed redevelopment of a portion of the 100-block of State Street/ N. Fairchild Street/ W. Mifflin Street, which will likely come before the Plan Commission for review in the next few months.

- Upcoming Matters - October 17, 2011

- 6854 Stockbridge Drive - PUD-GDP to PUD-SIP to allow construction of 86 apartment units in three buildings
- 2829 CTH T - Extraterritorial Certified Survey Map creating two lots in the Town of Sun Prairie
- 1501 Monroe Street - Conditional Use for an outdoor eating area for Hotel Red and modification of restrictive covenants for project

- Upcoming Matters - November 7, 2011

- 203 North Charter Street - Demolition Permit and Conditional Use to allow a rooming house to be razed and an electrical substation to be constructed
- 2550 University Avenue - PUD-SIP Alteration to modify approved plans to add projecting balconies for residential units on the 6-story portion of mixed-use building, including balconies overlooking Campus Drive

ANNOUNCEMENTS

Fey welcomed new members Tonya Hamilton-Nisbet and Bradley Cantrell to the Plan Commission.

Cantrell noted that he would not be present for the October 17, 2011 Plan Commission meeting due to a previously scheduled trip.

ADJOURNMENT

A motion was made by Rewey, seconded by Andrzejewski, to Adjourn at 6:25 p.m. The motion passed by voice vote/other.