



City of Madison

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

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Monday, April 9, 2012

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 10 -

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

Excused: 1 -

John L. Finnemore

Fey was chair for this meeting. Ald. King arrived during Public Comment.

Staff present: Steve Cover, Secretary; Brad Murphy & Tim Parks, Planning Division; Joe Gromacki & Joe Stepnik, Office of Real Estate Services, and; Chris Petykowski, City Engineering Division.

PUBLIC COMMENT

The following individuals spoke during Public Comment to express concerns about not receiving notice of the Plan Commission's consideration of Ordinance ID 25345 at the meeting of March 19, 2012:

- Barbara G. Fant, 1657 31st Street NW, Washington, DC;
- Bill White, 2708 Lakeland Avenue, speaking on behalf of Ms. Fant, and;
- Richard Linster, 432 Sidney Street.

DISCLOSURES AND RECUSALS

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

MINUTES OF THE MARCH 19, 2012 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: April 23 and May 7, 21, 2012

Special Meetings and Working Sessions: Wednesday, April 11; Wednesday, April 25, and; Thursday, April 26, 2012. The Commission noted that all three of these sessions would begin at 5:30 p.m.

ROUTINE BUSINESS

1. [25664](#) Authorizing the acquisition of 3699, 3701, 3703, 3707, 3711, 3713, 3717 and 3723 County Highway M Road for the South Junction Road/CTH M

reconstruction project.

On a motion by Ald. Schmidt, seconded by Cantrell, the Plan Commission recommended Return to Lead With a Recommendation of Approval, BOARD OF ESTIMATES, on the following 6-3 vote: AYE: Ald. King, Ald. Schmidt, Andrzejewski, Cantrell, Hamilton-Nisbet, Rewey; NAY: Ald. Rummel, Heifetz, Sundquist; EXCUSED: Finnemore; NON-VOTING: Fey.

Following the discussion, Mr. Rewey asked City staff to review the alignment of the path proposed adjacent to S. Junction Road to meet accepted standards for path curve radii.

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

Ayes: 6 -

Steve King; Chris Schmidt; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Noes: 3 -

Marsha A. Rummel; Eric W. Sundquist and Michael G. Heifetz

Non Voting: 1 -

Nan Fey

2. [25665](#) Determining a Public Purpose and Necessity and adopting a City of Madison Relocation Order for Mineral Point Road / CTH S & South Junction Road / CTH M- South Junction Road, City of Madison, Dane County, Wisconsin for the acquisition of Plat of Land Interests required.

On a motion by Ald. Schmidt, seconded by Cantrell, the Plan Commission recommended Return to Lead With a Recommendation of Approval, BOARD OF PUBLIC WORKS, on the following 6-3 vote: AYE: Ald. King, Ald. Schmidt, Andrzejewski, Cantrell, Hamilton-Nisbet, Rewey; NAY: Ald. Rummel, Heifetz, Sundquist; EXCUSED: Finnemore; NON-VOTING: Fey.

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

Ayes: 6 -

Steve King; Chris Schmidt; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Noes: 3 -

Marsha A. Rummel; Eric W. Sundquist and Michael G. Heifetz

Non Voting: 1 -

Nan Fey

UNFINISHED BUSINESS

3. [25616](#) Consideration of a request by the applicant to revise the conditions of a conditional use approval for a new gas station, car wash, and convenience store with restaurant tenant space to be constructed at 1101 N. Sherman Avenue; 12th Ald. Dist.

A motion was made by Schmidt, seconded by Heifetz, to Approve the developer's request to remove condition 21 of the November 28, 2011 Plan Commission approval letter. The motion passed by the following vote:

Ayes: 7 -

Steve King; Marsha A. Rummel; Chris Schmidt; Eric W. Sundquist; Michael G. Heifetz; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Noes: 2 -

Michael W. Rewey and Bradley A. Cantrell

Non Voting: 1 -

Nan Fey

Speaking in support of the request was Doug Pahl, Aro Eberle Architects, 116 King 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.

Tax Incremental Finance District

- 4. [25641](#) Approving the First Amendment of Tax Incremental District (TID) #36 (Capitol Gateway), City of Madison, and approving a Project Plan and Boundary for said amended TID.

On a motion by Ald. Schmidt, seconded by Cantrell, the Plan Commission recommended Return to Lead With a Recommendation of Approval of the First Amendment of Tax Incremental Finance District #36 to the BOARD OF ESTIMATES, on the following 8-1 vote: AYE: Ald. King, Ald. Schmidt, Ald. Rummel, Andrzejewski, Cantrell, Hamilton-Nisbet, Heifetz, Sundquist; NAY: Rewey; EXCUSED: Finnemore; NON-VOTING: Fey.

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

Ayes: 8 -

Steve King; Marsha A. Rummel; Chris Schmidt; Eric W. Sundquist; Michael G. Heifetz; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Noes: 1 -

Michael W. Rewey

Non Voting: 1 -

Nan Fey

Registered in support of the district amendment and available to answer questions were: Otto Gebhardt III, Gebhardt Development, 222 North Street; Christopher Gosch, 5540 Sauther Court, Westport, and; Angela Black, 2013 Rusk Street.

Zoning Map Amendments & Related Requests

- 5. [25021](#) Creating Section 28.06(2)(a)3582. of the Madison General Ordinances rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3583. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan)

District. Proposed Use: Construct a 5-story, 14-unit apartment building; 8th Aldermanic District; 202-206 North Brooks Street.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

6. [25172](#)

Consideration of a demolition permit to allow two existing residences to be demolished as part of a proposed Planned Unit Development rezoning for 202-206 North Brooks Street; 8th Ald. Dist.

The Plan Commission found that the standards were met and granted approval of the demolition of the existing buildings subject to the Common Council's approval of the related Planned Unit Development zoning map amendment (ID 25021) and the comments and conditions contained in the Plan Commission materials.

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

The following were registered on items 5 & 6:

Speaking in support of the proposed development were Joe McCormick, JD McCormick Companies, 101 N. Mills Street, the applicant, and Joe Lee, JLA Architects & Planners, 5325 Wall Street, representing Mr. McCormick.

Speaking in opposition to the proposed development was Gary Brown, University of Wisconsin-Madison Facilities Planning & Management, 610 Walnut Street.

7. [25645](#)

Creating Section 28.06(2)(a)3594. of the Madison General Ordinances rezoning property from Temp A (Agriculture District) and PCD(GDP) Planned Community Development (General Development Plan) District to A (Agriculture District). Proposed Use: Provide permanent zoning for an existing cemetery and facilitate a change in access for the cemetery related to the City's Mineral Point-Junction Road improvement project; 9th Aldermanic District: 8350 Mineral Point Road & 8409 Isaac Drive.

The Plan Commission recommended approval of this rezoning to the Common Council by voice vote/ other.

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

There were no registrants on this matter.

8. [25647](#)

Creating Section 28.06(2)(a)3588. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3589. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Construct apartment building with 115 units and 5,800 sq. ft. of first floor retail surrounding 340-stall parking garage, and construct 54,000 sq. ft. retail/office building; 19th Aldermanic District; 725 and 745 University Row

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the applicant incorporate the stormwater management plans presented to the Urban Design Commission and Plan Commission into the Developer's Agreement for the project and the final specific implementation plan for Buildings 4 and 6;

- That condition #2 of the Planning Division staff report be revised to require that information about the Metro Transit Commute Card program be added as part of the duties of the transportation coordinator in the final Transportation Demand Management plan for this project.

The motion passed by voice vote/ other.

A motion was made by Schmidt, 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 proposed development was Doug Hursh, Potter Lawson, Inc., 15 Ellis Potter Court, representing the applicant, Paul Lenhart, University Crossing, LLC, 2020 Eastwood Drive, who was registered in support and available to answer questions.

Also registered in support and available to answer questions on behalf of the applicant was Dan Day, D'Onofrio Kottke & Associates, 7530 Westward Way.

9. [25650](#)

SUBSTITUTE Creating Section 28.06(2)(a)3592. of the Madison General Ordinances rezoning property from R5 General Residence District; PUD(SIP) Planned Unit Development (Specific Implementation Plan) District and 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)3593. 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 Camp Randall Stadium and access/landscaping improvements north of stadium, remodel McClain Center and approve the Badgerville event area. 5th Aldermanic District: 1430-1440 Monroe Street & 1525 Engineering Drive.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

Speaking in support of the proposed development were: Gary Brown, University of Wisconsin-Madison Facilities Planning & Management, 610 Walnut Street; Nate Novak, JJR, 625 Williamson Street, Ian Griffiths, 310 Pine Street, Green Bay, and William Ketcham, 224 S. Michigan Avenue, Chicago, Illinois, all representing the University of Wisconsin Athletic Department.

Registered in support of the project and available to answer questions were: Tim Wise, University of Wisconsin Athletic Department, 1440 Monroe Street; An Hayes, University of Wisconsin-Madison Facilities Planning & Management, 610 Walnut Street; John Schlaefer, 1814 Kendall Avenue, representing the Regent Neighborhood Association, and; Ald. Shiva Bidar-Sielaff, 2704 Kendall Avenue, representing the 5th District.

10. [25677](#)

Creating Section 28.06(2)(a)3590. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District and R4 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3591. 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 60-unit apartment building on vacant land; 636 West Wilson

Street; 4th Aldermanic District.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

Speaking in support of the proposed development were Lance McGrath, 3849 Caribou Road, Verona, the applicant, and Paul Cuta, Engberg Anderson Architects, 1 N. Pinckney Street, representing the applicant.

Speaking neither in support nor opposition to the project was Art Luedtke, 525 Conklin Place.

Registered in support of the project and available to answer questions were: Marc Schellpfeffer, Engberg Anderson Architects, 1 N. Pinckney Street, and Patrick Hannon, SAA, 717 John Nolen Drive, both representing the applicant; Jonathon Cooper, 208 S. Henry Street, representing the Bassett District of Capitol Neighborhoods, Inc., and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Gebhardt/ Don Miller Property Redevelopment-Related Requests

- 11. [24386](#) Amending Sections 33.24(15)(c), 33.24(15)(e)3., 33.24(15)(e)12.a., and 33.24(15)(e)12.b.i. of the Madison General Ordinances to change the maximum height for a portion of a block in Urban Design District 8.

The Plan Commission recommended approval of this ordinance amendment to the Common Council by voice vote/ other.

A motion was made by Schmidt, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

- 12. [25023](#) Creating Section 28.06(2)(a)3580. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3581. 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 a 12-story mixed-use building with 30,000 sq. ft. of commercial space and 215 apartment units. 2nd Aldermanic District; 754 East Washington Avenue and 741 East Mifflin Street.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

- 13. [25173](#) Consideration of a demolition permit to allow a former auto dealership building to be demolished as part of a proposed Planned Unit Development rezoning for 754 East Washington Avenue and 741 East Mifflin Street; 2nd Ald. Dist.

The Plan Commission found that the standards were met and granted approval of the demolition of the existing buildings subject to the Common Council's approval of the related Planned Unit Development zoning map amendment (ID 25023) and the comments and conditions contained in the Plan Commission materials.

A motion was made by Cantrell, seconded by Andrzejewski, to Approve. The

motion passed by voice vote/other.

The following were registered on items 11-13:

Speaking in support of the ordinance amendment and proposed development were: Otto Gebhardt III, Gebhardt Development, 222 North Street, the applicant; Christopher Gosch, 5540 Sauther Court, Westport and Angela Black, 2013 Rusk Street, both representing the applicant, and; Richard Linster, 432 Sidney Street, representing the Tenney Lapham Neighborhood Association.

Registered in support of the proposed development were: James Stopple, Madison Property Management, 1202 Regent Street; Garret Perry, 45 Waubesa Street, and; Kyle Dumbleton, 4529 Rigney Lane, representing the applicant.

Conditional Use/ Demolition Permits

14. [25765](#) Consideration of a demolition permit and a major alteration to an approved conditional use to allow a warehouse to be demolished and six non-accessory parking stalls to be constructed at 12 North Webster Street; 4th Ald. Dist.
- The Plan Commission referred this matter to the April 23, 2012 meeting at the request of the applicant.
- A motion was made by Rewey, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by April 23, 2012. The motion passed by voice vote/other.**
- There were no registrants on this matter.
15. [25766](#) Consideration of a demolition permit to allow a fire-damaged two-family residence to be demolished with no proposed alternative use at 214 South Marquette Street; 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 Schmidt, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions was the applicant, Lee Madden, PO Box 620434, Middleton.
- Registered in opposition to the project but not wishing to speak was Jen Ahlstrom, 210 S. Marquette Street.
16. [25767](#) Consideration of a demolition permit to allow a former restaurant to be demolished and an automobile parts/accessory store to be constructed at 1902 Northport Drive; 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 Cantrell, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the proposed development was the applicant, David Herbeck, 2601 E. Gatewood Drive, Appleton.
- Registered in support of the project and available to answer questions were Dan Day, D'Onofrio Kottke & Associates, 7530 Westward Way, representing the applicant, and Craig Sesing, Advance Auto Parts, W3435 Schumacher Road, Malone.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

The Plan Commission noted the communications from Barbara Fant and James Roper & Sonja Moskalik regarding the Collins House and recent zoning text amendment for bed & breakfasts in the R5 zoning district.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission matters.

- Upcoming Matters - April 23, 2012

- Review of a report regarding the E. Johnson Street Traffic Study to maintain the one-way pair street system of E. Johnson Street and E. Gorham Street and authorizing City Engineering and City Traffic Engineering staff to proceed with a design for reconstruction of E. Johnson Street with one-way traffic (ID 25669)
- 515 Walnut Street - Conditional Use Alteration - Construct 42,500 square-foot addition to West Campus Cogeneration Facility

- Upcoming Matters - May 7, 2012

- 531 W. Mifflin Street - Demolition Permit & R6 to PUD-GDP-SIP - Demolish single-family residence to allow construction of four-unit apartment building
- 701-737 Lorillard Court & 159-171 Proudfit Street - Demolition Permit and R5 & PUD-GDP to PUD-GDP-SIP - Demolish 3 single-family residences to allow construction of 116-unit apartment building
- 1323 W. Dayton Street & 1318 Randall Court - Demolition Permit and R6 to PUD-GDP-SIP - Demolish 21-unit apartment building and single-family residence to allow construction of a 9-story, 65-unit apartment building
- 6746 Fairhaven Road - PUD-SIP to Amended PUD-GDP-SIP - Construct 10-unit apartment building on site of approved 10-unit condominium building
- 711 W. Badger Road - Assign C2 zoning to commercial property attached to City in 2006
- 301 North Street - Conditional Use Alteration - Amend plans for outdoor eating and recreation area for restaurant/ tavern to allow special events in the parking lot
- 554 W. Main Street - Conditional Use Alteration - Expand outdoor eating area for restaurant/ tavern

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Schmidt, seconded by Sundquist, to Adjourn at 8:05 p.m. The motion passed by voice vote/other.