



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, January 24, 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:** 7 -

Lauren Cnare; Julia S. Kerr; Nan Fey; Michael G. Heifetz; Tim Gruber;  
Michael A. Basford and Anna Andrzejewski

**Excused:** 3 -

Michael Schumacher; Eric W. Sundquist and Judy K. Olson

Fey was chair for the meeting.

Staff present: Brad Murphy & Tim Parks, Planning Division; Dan McCormick, Traffic Engineering Division, and; Mario Mendoza, Mayor's Office.

### PUBLIC COMMENT

There were no registrants for public comment.

### DISCLOSURES AND RECUSALS

There were no recusals or disclosures by Commission members.

### MINUTES OF THE January 10, 2011 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: February 7, 21 and March 7, 21, 2011

Fey also noted that staff was scheduling Zoning Code Re-write Advisory Committee meetings for March.

### ROUTINE BUSINESS

1. [21013](#) Authorizing the execution of an Agreement for Installation Operation, Maintenance and Repair of Photovoltaic System with Madison Gas and Electric Company for the installation of a demonstration photovoltaic system at Olbrich Botanical Gardens, located at 3330 Atwood Avenue.

**A motion was made by Kerr, seconded by Gruber, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**

**OLD BUSINESS**

- 2. [20951](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating four lots at 3897 Vilas Hope Road, Town of Cottage Grove.

The Plan Commission found the criteria for agricultural land divisions met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following revised condition, which replaces condition #1 of the January 10, 2011 staff report:

- At such time as Lot 1 is annexed to the City of Madison, a preliminary development plan is created and/or a neighborhood development plan is developed by the City of Madison, the owner of Lot 3 shall cooperate with the City of Madison and the owner of Lot 1 to reconfigure Lot 3 to create an acceptable access to a public street, which may require the reconfiguration of the existing lot lines in such a manner that will be mutually beneficial in providing Lots 1 and 3 with public services and access to a public street. Prior to further subdivision of Lot 1 and prior to Lot 3 obtaining public sanitary sewer and/ or water service, this agreement shall be implemented by the property owners unless otherwise approved in writing by the Department of Planning and Community & Economic Development or Plan Commission of the City of Madison. The restriction shall further state that no additional principal structures shall be constructed on Lot 3 [beyond one single-family residence] unless it is further subdivided and approved by the City of Madison. This restriction shall run with Lots 1 and 3 so long as the lots are subject to Dane County zoning, and shall not be modified or released without the written approval of the City.

**A motion was made by Cnare, seconded by Gruber, to Reconsider this matter. The motion passed by voice vote/other.**

**Following the motion to Reconsider, a motion was made by Heifetz, seconded by Cnare, to Approve. The motion passed by voice vote/other.**

Registered in support of the proposed land division and available to answer questions was Eric Sandsnes, Royal Oak Engineering, Inc.; 5610 Medical Circle, Suite 6, representing the applicant, the Schlueter Living Trust.

**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. [19379](#) Creating Section 28.06(2)(a)3498. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: General Development Plan to Allow Future Construction of Mixed-Use Development; 19th Aldermanic District: 5105-5117 University Avenue and 610-702 North Whitney Way.

The Plan Commission recommends that this matter be placed on file without prejudice at the request of the applicant, who has withdrawn their application.

**A motion was made by Cnare, seconded by Kerr, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE - RECESSED PUBLIC HEARING . The motion passed by voice vote/other.**

There were no registrants on this matter.

4. [20784](#) Creating Section 28.06(2)(a)3514. 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)3515. 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: Amend PUD to allow construction of 4,600 square foot retail building and off-premises sign; 9th Aldermanic District; 8240 Mineral Point Road and 101 Junction Road.

The Plan Commission recommended approval of the proposed amended planned unit development subject to the comments and conditions in the Plan Commission materials.

**A motion was made by Kerr, seconded by Andrzejewski, 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 the applicants, John Flad & Steve Hoff, Flad Development, Inc., 7941 Tree Lane, and Russ Kowalski, 4701 Lafayette Drive, representing the applicants.

5. [20908](#) Creating Section 28.06(2)(a)3517. of the Madison General Ordinances rezoning property from Temp A Agriculture and C3L Commercial Service and Distribution District to C3L Commercial Service and Distribution District. Proposed Use: Demolish 5 commercial buildings to allow construction of 247-room hotel and conference center; 14th Aldermanic District; 2155-2205 Rimrock Road.

The Plan Commission recommended approval of the proposed zoning map amendment, building demolitions and hotel conditional use subject to the comments and conditions in the Plan Commission materials.

**A motion was made by Kerr, seconded by Basford, 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 the applicants, Brad & Clay Carlson, Gateway Project, LLC; 2205 Rimrock Road, and; Sarah Pittz & Travis Schreiber, Vierbicher Associates, Inc., 999 Fourier Drive, Suite 201 and Peter Tan, Strang, Inc., 6411 Mineral Point Road, both representing Gateway Project, LLC.

**Conditional Use/ Demolition Permits**

6. [21103](#) Consideration of a demolition permit to allow a single-family residence to be razed and consideration of a major alteration to an approved conditional use for a college or university in the R2 Single-Family Residence District to allow construction of the Edgewood College Visual And Theatre Arts Center and approval of an amendment/ update to the Edgewood Campus Master Plan; 901 Woodrow Street. 10th Ald. Dist.

The Plan Commission found the standards met and approved the demolition permit and conditional use for the Visual and Theatre Arts Center subject to the comments and conditions in the Plan Commission materials and the following revised conditions:

- That condition #14 of the staff report be revised to now read: "Direct the City Engineer to work with Edgewood College to design an environmentally sensitive pedestrian path along Woodrow Street, which considers the unique landscape and historical context of the site, including potential impacts on the Indian mound."

- That condition #15 of the staff report be revised to now read: "To address potential traffic impacts on Woodrow Street related to the proposed development, the applicant shall provide an irrevocable letter of

credit in the amount of \$15,000 for potential traffic calming measures to be determined in the future by the City and its Neighborhood Traffic Management Program. The letter of credit shall be effective until October 31, 2015."

In placing the proposed amendment/ update of the Edgewood Campus Master Plan on file without prejudice, members of the Commission noted that additional planning and neighborhood involvement were needed before the amended master plan could be considered.

**A motion was made by Kerr, seconded by Basford, to Approve the demolition permit and conditional use for the Visual and Theatre Arts Center. The motion passed by voice vote/other.**

**A motion was made by Kerr, seconded by Basford, to place the proposed amendment/ update of the Edgewood Campus Master Plan on file without prejudice. The motion passed by voice vote/other.**

Speaking in support of the project were: Maggie Balistreri-Clarke, Edgewood College, 1000 Edgewood College Drive, the applicant; Jody Shaw, Potter Lawson, Inc., 15 Ellis Potter Court, representing Edgewood College; Brad Ricker, 1815 Adams Street, representing the Vilas Neighborhood Association, and; Lynn Pittman, 2259 Fox Avenue, representing the Dudgeon-Monroe Neighborhood Association.

Speaking in opposition to the project was Richard Friday, 1050 Woodrow Street.

## **BUSINESS BY MEMBERS**

There was no business by members.

## **COMMUNICATIONS**

There were no communications.

## **SECRETARY'S REPORT**

Brad Murphy noted the upcoming matters listed on the agenda. Murphy also noted that items would appear on the February 7, 2011 agenda regarding the Plan Commission vacancy on the Pedestrian/Bicycle/ Motor Vehicle Commission and a discussion regarding the schedule and process for amending the Comprehensive Plan.

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

- 416-424 West Mifflin Street - R6 to PUD-GDP-SIP and Demolition permit to demolish residence and vacant commercial building to allow construction of 45-unit apartment building
- 115-117 South Bassett Street - PUD-SIP to Amended PUD-GDP-SIP to construct 4-unit apartment building in the rear yard
- 1026 North Sherman Avenue - Conditional use to create an outdoor eating area for a restaurant
- 6701 Mineral Point Road - Demolition permit and Conditional use to allow existing gas station to be demolished and a pharmacy with drive-up service window to be constructed
- 3450 Milwaukee Street - Extraterritorial Certified Survey Map creating 1 lot in the Town of Blooming Grove with a 56-acre remnant parcel

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

- 4610 East Washington Avenue - Conditional use to construct parking lot exceeding maximum number of allow parking stalls
- 4002 Nakoosa Trail - Conditional use for a planned residential development containing 38 apartments and 14 single-room occupancy units in 2 buildings

## **ANNOUNCEMENTS**

There were no announcements.

## ADJOURNMENT

A motion was made by Gruber, seconded by Heifetz, to Adjourn at 7:15 p.m.  
The motion passed by voice vote/other.