

## A CAPITOL GATEWAY COMMUNITY

August 16, 2006

Dan McCormick  
City of Madison  
Traffic Engineering Division  
215 Martin Luther King, Jr. Boulevard  
Madison, WI 53701

**RE: UNION CORNERS – Pedestrian, Bicycle, Motor Vehicle Commission**

Dear Dan,

As a condition of approval of the General Development Plan for our Union Corners project we are required to present our Union Corners project to the Pedestrian, Bicycle, Motor Vehicle Commission. We are scheduled to appear on August 22, 2006.

Specifically, the Plan Commission conditioned that *“this project be presented by the applicant to the Pedestrian, Bicycle, Motor Vehicle Commission for review prior to the submittal of the first Specific Implementation Plan.”*

Enclosed please find 15 copies of the following for distribution to Commission members: the most recent Site Plan for the project, an aerial photograph of the area, the relevant portion of the Plan Commission Final Meeting Minutes from January 9, 2006, and the Legislative File summary. We have already submitted 15 copies of the Phase 3 Transportation System Analysis and related Appendix.

Please let me know if any additional information is required.

Sincerely,

McGRATH ASSOCIATES, INC

Lance T. McGrath, P.E.  
President



City of Madison

Legislative File ID 02454

display  
original  
version

print

Type: **Ordinance** Status: **Passed**  
 Enactment Date: **2/2/2006** Enactment No.: **ORD-06-00004**  
 Title: **Creating Section 28.06(2)(a)3157 of the Madison General Ordinances rezoning property from C2 General Commercial District and M1 Limited Manufacturing District to PUD (GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Demolish 19 Buildings For Future Residential & Commercial Development; 6th Aldermanic District: 2313-2525 East Washington Avenue & 2306-2422 Winnebago Street, 2317-2415 Winnebago Street and 11 South Fifth Street.**  
 Controlling Body: **PLAN COMMISSION**  
 Introduced: **11/16/2005** Version: **1**  
 Final Action: **1/17/2006** Contact: **Katherine Noonan**  
 Name: **Rezone 2313-2525 East Washington Ave., 2306-2422 Winnebago St., 2317-2415 Winnebago St. and 11 South Fifth St. Rezone 2313-2525 East Washington Ave., 2306-2422 Winnebago St., 2317-2415 Winnebago St. and 11 South Fifth St. Rezone 2313-2525 E. Washington**  
 Published Date: **2/2/2006**  
 Requester: **PLAN COMMISSION**  
 Sponsors: **Common Council By Petition**  
 Attachments: Legislative File Text  
 Maps&Plans.pdf  
 Comments.pdf  
 Additional Comments.pdf

Next Meeting:

**Legislative History**

Date	Acting Body	Action Taken	Motion
11/16/2005	Attorney's Office/Approval Group	Approved As To Form	
11/16/2005	Attorney's Office	Fiscal Note Required / Approval to the Comptroller's Office/Approval Group Completed on 11/16/2005	
11/16/2005	Comptroller's Office/Approval Group	Approved Fiscal Note By The Comptroller's Office to the Attorney's Office Completed on 11/16/2005	
	<b>Notes: Bohrod</b>		
11/16/2005	Attorney's Office	Refer for Introduction	
	<b>Notes: Plan Commission; Public Hearings: Plan Commission, 1/9/06; Common Council 1/17/06</b>		
11/29/2005	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION due on 1/17/2006. Completed on 1/9/2006	
	<b>Notes: Due back at the 1/17/06 Common Council Meeting.</b>		
1/9/2006	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
	<b>Notes: Ald. Konkel moved separation of the approval of the demolition/ relocation of the French Battery Building. The Plan Commission found that the demolition standards were met and recommended approval of the demolition on a vote of 6-2 (AYE: Ald. Cnare, Boll, Lanier, Ohm, Golden, Davis; NAY: Ald. Konkel, Forster Rothbart.) The Plan Commission found that the standards for approval were met and recommended approval of the general development plan subject to the comments and conditions contained in the Plan Commission materials and the following conditions: -That the specific implementation plan explore the Milwaukee Street frontage to create a more urban feel. -That a pedestrian connection from the development be provided to Farwell Street east of Buildings G.1-G.3. -That this project be presented by the applicant to the Pedestrian, Bicycle, Motor Vehicle Commission for review prior to the submittal of the first specific implementation plan. -That the single-family residences on the site be moved where possible.</b>		
1/17/2006	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
	<b>Notes: 1 Registrant(s) in support wishing to speak.</b>		

7. 00220 Creating Section 28.06(2)(a)3059 of the Madison General Ordinances rezoning property from C2 General Commercial District and M1 Limited Manufacturing District to PUD (GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Approximately 440 Future Residential Units & Approximately 80,000 Square Feet of Future Commercial Space. 6th Ald. Dist. 2503, 2509 & 2525 East Washington Avenue & 2401, 2405 & 2415 Winnebago Street.
- This zoning map amendment is replaced by the zoning map amendment ID 02454.*
- A motion was made by Boll, seconded by Davis, to RECOMMEND TO COUNCIL TO PLACE ON FILE - PUBLIC HEARING. The motion passed by acclamation.**
8. 02319 Creating Section 28.06(2)(a)3152. 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) and creating Section 28.06(2)(a) 3153. 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 (Specific Implementation Plan) District. Proposed Use: Demolish Office Building and Build 50,000 Square Feet of Grocery Store & 7-Story, 84-Unit Condominium; 11th Aldermanic District: 702 North Midvale Boulevard.
- A motion was made by Davis, seconded by Ohm, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION, due back on January 23, 2006. The motion passed by acclamation.**
9. 02453 Creating Section 28.06(2)(a)3154. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Two Hotels & 16,000 Square Feet Retail (Future Development); 9th Aldermanic District: 8102 Watts Road.
- A motion was made by Boll, seconded by Davis, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on February 6, 2006. The motion passed by acclamation.**
10. 02454 Creating Section 28.06(2)(a)3157 of the Madison General Ordinances rezoning property from C2 General Commercial District and M1 Limited Manufacturing District to PUD (GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Demolish 19 Buildings For Future Residential & Commercial Development; 6th Aldermanic District: 2313-2525 East Washington Avenue & 2306-2422 Winnebago Street, 2317-2415 Winnebago Street and 11 South Fifth Street.
- Ald. Konkel moved separation of the approval of the demolition/ relocation of the French Battery Building. The Plan Commission found that the demolition standards were met and recommended approval of the demolition on a vote of 6-2 (AYE: Ald. Cnare, Boll, Lanier, Ohm, Golden, Davis; NAY: Ald. Konkel, Forster Rothbart.)*
- The Plan Commission found that the standards for approval were met and*

recommended approval of the general development plan subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the specific implementation plan explore the Milwaukee Street frontage to create a more urban feel.
- That a pedestrian connection from the development be provided to Farwell Street east of Buildings G.1-G.3.
- That this project be presented by the applicant to the Pedestrian, Bicycle, Motor Vehicle Commission for review prior to the submittal of the first specific implementation plan.
- That the single-family residences on the site be moved where possible.

**A motion was made by Ald. Golden, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

Speaking in support of the project were: Lance and Todd McGrath, McGrath & Associates, 103 N. Hamilton Street, the applicants; John Lichtenheld, Schreiber Anderson Associates, 717 John Nolen Drive and Paul Cuta, Engberg Anderson, 1 N. Pinckney Street, both representing the applicants; Dan Melton, 2138 LaFollette Avenue, representing the Schenk-Atwood-Starkweather-Yahara Neighborhood Association; Marsha Rummel, 1339 Rutledge Street #2, and; Ald. Judy Olson, 518 Clemons Avenue, representing the 6th District.

Speaking in opposition were Joe Lusso, 480 N. Baldwin Street, representing the Madison Trust for Historic Preservation; Michael Carlson, 226 Oak Street, and; Andrea Den Otter, 2714 LaFollette Avenue.

Speaking neither in support nor opposition was Karen Fester, 133 Ohio Avenue.

Registered in support but not wishing to speak were Allen Arntsen, 2817 Milwaukee Street; Brendan McGrath, 614 W. Doty Street #206, and; Renae J. Field Accardo, 533 W. Main Street #102.

Registered in opposition to the demolition of the French Battery Building was Carolyn Freiwald, 1442 Williamson Street.

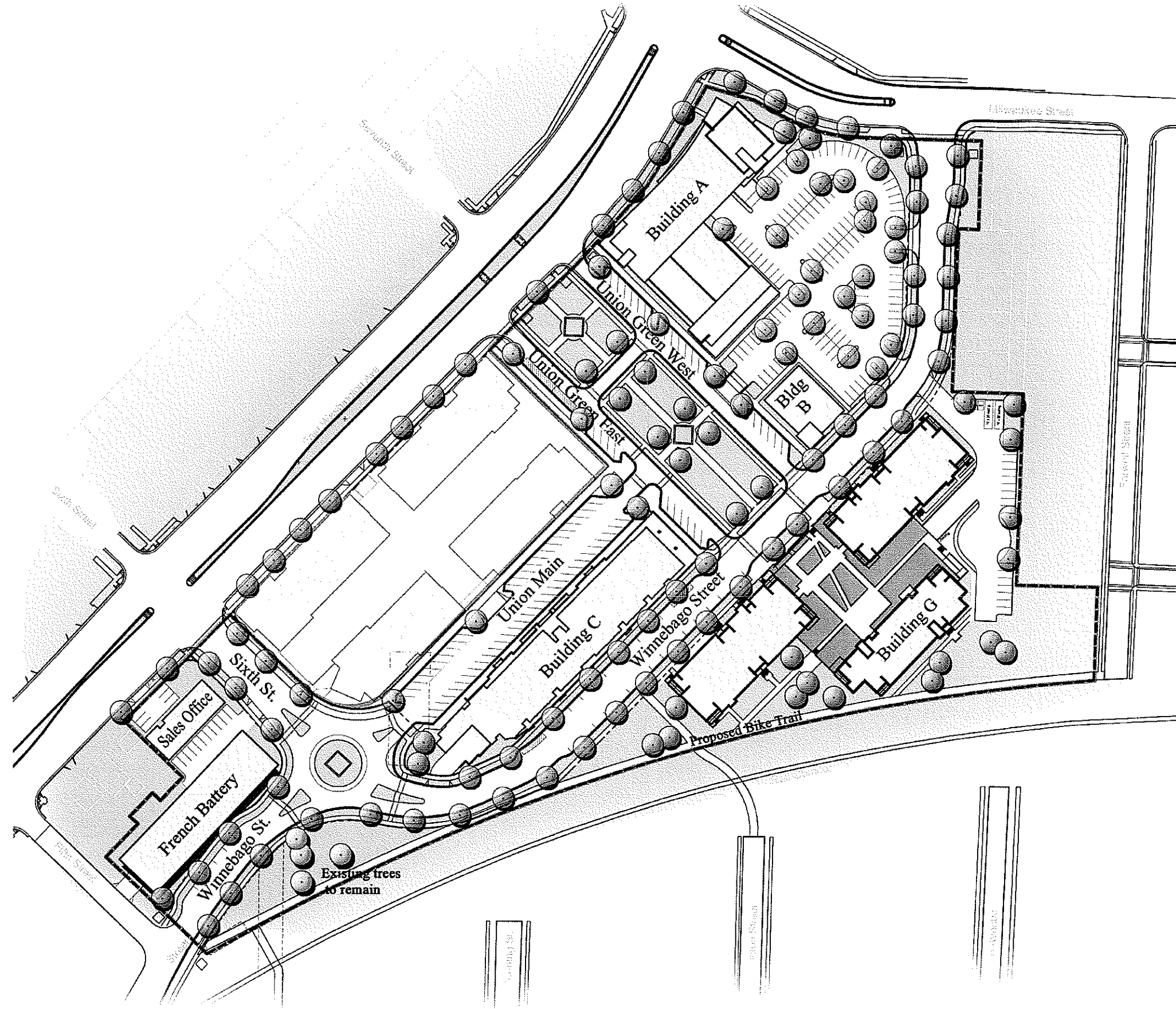
Registered in opposition to the project were Jason Tish, 2714 LaFollette Avenue; Brett Myers, 230 Oak Street, and; Ellen Carlson, 226 Oak Street.




11. 02455

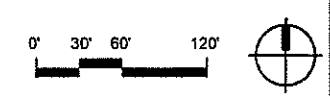
Creating Section 28.06(2)(a)3155. of the Madison General Ordinances rezoning property from Unrecorded PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) and creating Section 28.06(2)(a)3156. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: 33 Condominium Units; 4th Aldermanic District: 33 South Broom Street.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials, the comments of the Urban Design Commission and the following condition:

- That the bus shelter requested by Madison Metro along Broom Street be provided only if it meets the established standards for determining the need for bus shelters; a bench and trash receptacle are acceptable otherwise.



- SIP Limits 
- SIP Phase 1 
- SIP Future 



**SITE PLAN**

