



# City of Madison

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

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Monday, February 7, 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 -

Nan Fey; Eric W. Sundquist; Judy K. Olson; Michael G. Heifetz; Tim Gruber; Michael A. Basford and Anna Andrzejewski

**Excused:** 3 -

Michael Schumacher; Lauren Cnare and Julia S. Kerr

Fey was chair for the meeting.

Staff Present: Mark A. Olinger, Secretary; Brad Murphy, Michael Waidelich, Heather Stouder, and Kevin Firchow, Planning Division; Dan Rolfs, Office of Real Estate Services; and Mario Mendoza, Mayor's Office.

### PUBLIC COMMENT

There was no public comment provided under this item.

### DISCLOSURES AND RECUSALS

Michael Basford disclosed that he lives and works within very close proximity to 1026 Sherman Avenue, the subject site for the conditional use application for agenda item 8. After this disclosure, Mr. Basford stated that he did not believe that this would impact his ability to review this request and did not recuse himself from that item.

### MINUTES OF THE January 24, 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

February 21 and March 7, 21, 2011

### SPECIAL ITEMS OF BUSINESS

– Plan Commission appointment to the Pedestrian/ Bicycle/ Motor Vehicle Commission

No appointment was made.

- 1. [21238](#) Informational Presentation by Bethel Lutheran Church regarding construction of an expansion in the 300-block of North Carroll Street.  
 The applicant requested referral of this informational presentation to the February 21, 2011 meeting (date tentative). A motion was made Olson, seconded by Heifetz to reschedule this informational presentation based on this request. Plan Commission members were asked to retain their materials for this item for use at the future meeting.  
 There were no registrations on this item.

**UNFINISHED BUSINESS**

- 2. [20411](#) Discussion regarding the Comprehensive Plan amendment process and the schedule for considering potential Comprehensive Plan map amendments.  
 The Commission approved the process outlined in the Memorandum dated February 2, 2011 titled "Process for Considering Limited Amendments to the Comprehensive Plan" prepared by the Planning Division. The following clarifications to this process were approved as part of this action:  
  - Specify that any citizen can request a Comprehensive Plan amendment;
  - That notifications of proposed amendments occur through the City's website, district alderperson, neighborhood associations, and other outreach methods that staff deem appropriate; and
  - That the word "potential" be removed on page 6 under the "bullet point" Potential Neighborhood Meetings.**A motion was made by Sundquist, seconded by Olson, to Approve. The motion passed by voice vote/other.**

**Excused:** 3 -  
 Michael Schumacher; Lauren Cnare and Julia S. Kerr

**Ayes:** 5 -  
 Eric W. Sundquist; Judy K. Olson; Tim Gruber; Michael A. Basford and Anna Andrzejewski

**Noes:** 1 -  
 Michael G. Heifetz

**Non Voting:** 1 -  
 Nan Fey

Michael Waidelich provided an overview of the revised recommended process. There were no registrations on this item.

**NEW BUSINESS**

- 3. [21105](#) Authorizing a Joint Master Planning Process with the Marcus/ULI Block 88 Joint venture for a potential convention center hotel and other uses on Block 88, including possible use of the Madison Municipal Building; providing up to \$200,000 to assist in the preparation of the Block 88 Joint Master Plan; authorizing the release of a Request for Proposals for Master Planning for Block 105 (the Government East Parking Ramp site) and a 12-block area of downtown Madison, in conformance with the City's approved TIGER II grant from the U. S. Department of Transportation; and authorizing the Mayor and City Clerk to sign all documents necessary to start the planning processes.  
**A motion was made by Olson, seconded by Sundquist, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.**

Registered in support and available to answer questions were George Austin, 2316 Chamberlain Avenue, representing the City of Madison; Chris Schramm, 10 E. Doty Street; and David Merritt, 100 E. Wisconsin Avenue, Milwaukee, representing Marcus Hotels and Resorts.

4. [21244](#) Authorizing the issuance of Requests for Proposals for the Reuse and Rehabilitation of the structures at 640, 646 and 704 East Gorham Street located in James Madison Park. (AD 2)

The Plan Commission recommended approval with the following amendment:

- The first selection criteria on all three RFPs should be revised to read "A commitment to creating an environmentally and historically responsible rehabilitation and adaptive reuse of the structure".

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

Speaking in neither support nor opposition was Ledell Zellers, 510 N. Carroll Street. Registered in support and answering questions was Ald. Bridget Maniaci, 640 E. Johnson Street #5, representing the 2nd District, and Ald. Mark Clear, 110 Shiloh Drive, representing the 19th District. Registered in support and not wishing to speak was Rosemary Lee, 111 W. Wilson Street.

## ROUTINE BUSINESS

5. [21132](#) Authorizing the execution of Private Storm Sewer Easement to Yahara Square Associates LLP across a portion of a Yahara Parkway parcel located at 1 South Thornton Avenue.

**A motion was made by Olson, 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.**

## PUBLIC HEARING-6:00 p.m.

The public hearing began at 6:48 pm.

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

6. [20962](#) Creating Section 28.06(2)(a)3518. 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)3519. 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 four-unit apartment in the rear yard; 4th Aldermanic District; 115 and 117 South Bassett Street.

The applicant has provided correspondence indicating he agrees with the staff recommendation for this application be placed on file without prejudice.

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

Registered in support of the recommendation to place on file without prejudice and available to answer questions was Ald. Mike Verveer, 614 W. Doty Street #402, representing the 4th District.

7. [20963](#)

Creating Section 28.06(2)(a)3520. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3521. 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: Demolish residence and vacant commercial building to allow construction of 46-unit apartment building; 4th Aldermanic District; 416-424 West Mifflin Street.

**A motion was made by Basford, seconded by Olson, to Re-refer to the PLAN COMMISSION, due back on 2/21/2011. The motion passed by voice vote/other.**

Speaking in support of this item were the applicant Patrick McCaughey, 914 West Shore Drive and John Bieno, TJK Design Build, 634 W. Main Street, representing the applicant. Also speaking in support were Rosemary Lee, 111 W. Wilson Street; Scott Kolar, 333 W. Mifflin Street, representing the Mifflin West District of Capitol Neighborhoods; Cassandra Daavetila, 439 East Campus Mall; Mary Kolar, 333 W. Mifflin Street; and Matthew Brown, 417 W. Dayton Street #201.

Registered in support and not wishing to speak were David Keller, 1102 Wihaton Drive; Michael Fisher, 3515 Blackhawk Drive; Dennis Davidsaver, 624 West Shore Drive; and Ian Rae, 417 W. Dayton Street #303.

Speaking in support of a referral of this item was Ald. Mike Verveer, 614 W. Doty Street, #402, representing the 4th District.

Speaking in opposition to this item were Rachel Klaven, 409 W. Mifflin Street #1; Adam Milch, 107 N. Randall Street; Kate Robertson, 409 W. Mifflin Street #1; Indy Stluka, 107 N. Randall Avenue #2, Hannah Somers, 821 W. Johnson Street, representing the ASM- Legislative Affairs Committee; Riley Curran, 118 W. Johnson Street, Apt. N; Jeremy Ryan, 777 University Avenue #1427; and Peggy LeMahieu, 360 W. Washington Avenue #1001.

Registered in opposition and not wishing to speak were Shannon Higgins, 265 Langdon Street #503; Adrienne Siu, 265 Langdon Street #503; Greg Flygt, 1626 Capital Avenue; and Steve Klaven, 2339 Keyes Avenue.

**Conditional Use/ Demolition Permits**

8. [21240](#)

Consideration of a conditional use for an outdoor eating area to serve a restaurant at 1026 North Sherman Avenue. 12th Ald. Dist.

The Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and available to answering questions was Daniel Giese, representing Tom List, project architect. Registered in support and not wishing to speak was Megan Maguire, 1309 Huxley Street.

9. [21241](#)

Consideration of a demolition permit and conditional use to allow an existing gas station to be razed and a new pharmacy with drive-up service window to be constructed at 6701 Mineral Point Road. 19th Ald. Dist.

The Plan Commission found the standards met and approved the demolition and conditional use subject to the comments and conditions contained within the Plan Commission materials.

**A motion was made by Heifetz, seconded by Andrzejewski, to Approve. The motion passed by the following vote:**

**Excused:** 3 -

Michael Schumacher; Lauren Cnare and Julia S. Kerr

**Ayes:** 4 -

Judy K. Olson; Michael G. Heifetz; Tim Gruber and Anna Andrzejewski

**Noes:** 2 -

Eric W. Sundquist and Michael A. Basford

**Non Voting:** 1 -

Nan Fey

Speaking in support of this item was Michael Haaning; 1100 W. Northwest Highway, Mt. Prospect, Illinois and Ald. Mark Clear, 110 Shiloh Drive, representing District 19. Registered in support and available to answer questions were Nathan Wautier, 22 E. Mifflin Street, Suite 600, representing the applicant and Jason Heinonen, 1741 Erin Lane, Waukesha, representing RA Smith National, Inc.

**Planned Unit Development Alteration**

- 10. [21242](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to revise the zoning text for an existing apartment building at 515 North Lake Street, 8th Ald. Dist, to allow an additional resident per dwelling unit.

The Plan Commission found the standards were met and approved this alteration.

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

Registered in support and available to answer questions were Harold Langhammer, 370 East Lakeside Street and Jim Vincent, 221 S. Midvale Boulevard. Registered in support and not wishing to speak was Rosemary Lee, 111 W. Wilson Street.

**Land Division**

- 11. [21243](#) Consideration of a Certified Survey Map within the City's extraterritorial jurisdiction creating one lot and a 56-acre remnant parcel at 3450 Milwaukee Street, Town of Blooming Grove.

**A motion was made by Olson, seconded by Sundquist, to Re-refer to the PLAN COMMISSION and should be returned by 2/21/2011. The motion passed by voice vote/other.**

There were no registrations on this item.

**BUSINESS BY MEMBERS**

There was no business by members.

**COMMUNICATIONS**

Multiple Plan Commissioners noted the receipt of an email from Gene Rankin regarding Agenda item 4. Anna Andrzejewski noted the receipt of another email correspondence that has been forwarded to staff in regards to that same item.

## SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters.

### 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

### Upcoming Matters - March 7, 2011

- 5402 World Dairy Drive - PUD-GDP to PUD-SIP to construct 31,000 square-foot office/ laboratory building with attached greenhouse
- 1020 Sherman Avenue - Conditional use to construct replacement accessory building on lakefront lot
- 640 North Henry Street - Conditional use to convert a fraternity house into multi-family building containing up to 9 apartment units, 2 lodging house units, and a fraternity common room unit
- 1336 Drake Street - Conditional use alteration to expand outdoor eating area for restaurant
- 4120-4208 East Washington Avenue - Demolition permit and Conditional use to demolish restaurant and construct 2 multi-tenant retail buildings with 2 drive-up service windows
- 554 West Main Street - Conditional use to construct an outdoor eating area for a restaurant/ tavern

## ANNOUNCEMENTS

Chair Fey noted that Judy Bowser is moving and resigning from the Plan Commission and thanked for her years of service to the Plan Commission and to the City.

## ADJOURNMENT

**A motion was made by Olson, seconded by Basford, to Adjourn at 8:45 p.m. The motion passed by voice vote/other.**