



# City of Madison

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

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Monday, December 5, 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:** 9 -

Steve King; Marsha A. Rummel; Chris Schmidt; Nan Fey; Judy K. Olson;  
Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L.  
Hamilton-Nisbet

**Excused:** 2 -

Eric W. Sundquist and Michael G. Heifetz

Fey was chair for this meeting. Ald. Rummel arrived after the approval of the November 21, 2011 minutes and during item #1.

Staff present: Steve Cover, Secretary; Brad Murphy, Michael Waidelich, Bill Fruhling, Karin Wolf & Tim Parks, Planning Division, and; Rob Phillips, City Engineering Division.

### PUBLIC COMMENT

There were no registrants for public comment.

### DISCLOSURES AND RECUSALS

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

### MINUTES OF THE NOVEMBER 21, 2011 MEETING

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

### SCHEDULE OF MEETINGS

December 19, 2011 and January 9, 23, 2012

### SPECIAL ITEM OF BUSINESS

1. [24670](#) An introductory presentation of the Downtown Plan to the Plan Commission by Planning Division staff.

Bill Fruhling gave the Plan Commission an introductory presentation on the draft Downtown Plan.

There were no registrants on this item and no testimony taken. Following the informational presentation, no action was taken by the Commission on the plan.

## NEW BUSINESS

### 2. [24233](#) Adopting the Madison Cultural Plan

The Cultural Plan was presented by Georgene Pomplun, 8778 Oak Grove Road, Mount Horeb, and David Wells, 6048 S. Highlands Avenue, both members of the Cultural Plan Steering Committee.

Following the presentation, the Plan Commission recommended approval of the Madison Cultural Plan by voice vote/ other. Members of the Commission offered the following comments on the plan:

Hamilton-Nisbet:

- Members of the business community should be added to the Arts Commission;
- Metrics should be developed to measure/ gauge success;
- Define how the plan gets implemented procedurally;
- Clarify who will be responsible for the annual review of the Overture Center?

Olson:

- Did the steering committee or consultant consider other models for arts infrastructure? Georgene Pomplun responded that the plan was more a vision plan. The consultant discussed initiatives from other cities, in particular Charlotte, NC, Austin, TX, and Atlanta, GA.

Fey:

- Regional focus and cooperation is important; broadens focus of what the City can do;
- Good to question the structure of a board or commission through planning process;
- How to think about the lakes is important.

Andrzejewski:

- Liked the scope of the plan and the many dimensions of "culture";
- Public-private partnerships are essential;
- Regional emphasis is good;
- Need more information on plan implementation in the final document.

Ald. Rummel:

- Thanked the steering committee for their work;
- Plan needs to identify short- and long-term projects;
- Can the Overture Center build our capacity for arts?
- References to "Winnebago" should probably be changed to "HoChunk";
- Plan creates a framework that may or may not come into being;
- Surprised so much of the focus is on what the City should do;
- Questioned the review of festivals in the plan.

**A motion was made by Olson, seconded by Andrzejewski, to Return to Lead with the Recommendation for Approval to the CULTURAL PLAN STEERING COMMITTEE. The motion passed by voice vote/other.**

## ROUTINE BUSINESS

### 3. [24462](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Section 10.34(1), Madison General Ordinances

Changing the location of existing Willow Drive from Goodnight Hall to Observatory Drive which has been constructed by the University of Wisconsin, and removing the segment of Willow Drive from Goodnight Hall to Elm Drive that was obliterated by the University of Wisconsin.

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

**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.

**Conditional Use/ Demolition Permits**

- 4. [24668](#) Consideration of a demolition permit to allow an existing automobile dealership to be demolished and a new automobile dealership to be constructed at 6601 Odana Road; 19th 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 and the following conditions:
  - That a revised landscaping plan to be approved by the Planning Division as part of final approval that shows the two trees along the southern edge of the property preserved, and the three display stalls proposed along Odana Road removed to allow additional room for landscaping;
  - That conditions 19 and 20 of the December 5, 2011 staff report be removed;
  - That the highway guard rail included in the application materials be replaced by the decorative pipe bollards proposed by the applicant;
  - That a tree preservation plan be submitted for staff approval; and
  - That bike access be provided to the site from the adjacent bike path, with a bike rack to be provided as approved by staff.

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

- Excused:** 2 -  
Eric W. Sundquist and Michael G. Heifetz
- Ayes:** 5 -  
Steve King; Judy K. Olson; Michael W. Rewey; Bradley A. Cantrell and Anna Andrzejewski
- Noes:** 2 -  
Marsha A. Rummel and Chris Schmidt
- Non Voting:** 2 -  
Tonya L. Hamilton-Nisbet and Nan Fey

Speaking in support of the project were: John McNamara, CarMax, 12800 Tuckahoe Creek Parkway, Richmond, Virginia, the applicant; Jake Hertz, CenterPoint Integrated Solutions, 1240 Bergen Parkway, Suite A-250, Evergreen, Colorado, representing CarMax, and; Ald. Mark Clear, 110 Shiloh Drive, representing the 19th District.

Registered in support and available to answer questions were Travis Schreiber, Vierbicher & Associates, 999 Fourier Drive, Suite 201; Kevin Delorey, 33 E. Main Street, and; Amanda Steinle, CenterPoint Integrated Solutions, 1240 Bergen Parkway, Suite A-250, Evergreen, Colorado, all representing CarMax.

- 5. [24669](#) Consideration of a conditional use to allow construction of a boathouse on a lakefront lot at 401 Woodward Drive; 18th 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 Ald. King, seconded by Ald. Schmidt, to Approve. The motion passed by voice vote/other.**

Speaking in support of the project was John Thompson, 5830 Lexington Street, McFarland, representing the applicant, Doug Redmann.

**Deep Residential Lot Land Division**

- 6. [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 found that the standards of approval were met and granted approval of the proposed land division subject to the comments and conditions contained within the Plan Commission materials contained in the August 29, 2011 staff report.

In approving the land division, the Plan Commission found the extension of Trevor Way to not be necessary for the advantageous development of the adjacent lands as recommended in the High Point-Raymond Neighborhood Development Plan due to the topographical constraints present on and adjacent to the subject site.

The Plan Commission further directed staff to work to acquire the land needed for the future extension of Jeffy Trail between its current terminus in the Hawks Creek subdivision and Raymond Road.

**A motion was made by Cantrell, seconded by Ald. Schmidt, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were: Rick McKy, Badger Mill Creek, LLC, 906 Sauk Ridge Trail, the applicant; Dave Glusick, Vierbicher & Associates, 999 Fourier Drive, Suite 201, and Ron Trachtenberg, Murphy Desmond, SC, 33 E. Main Street, Suite 500, both representing the applicant, and; Robin Swarminathan, 8101 Flagstone Drive.

**Urban Design Commission Ordinance Amendment**

- 7. [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.

There were no registrants on this item.

**BUSINESS BY MEMBERS**

There was no business by members.

**COMMUNICATIONS**

Ald. Rummel indicated that she had been approached by Smart Growth Madison to discuss the Downtown Plan.

Olson noted the e-mail that she and the rest of the Plan Commission received from Michael Barrett regarding the Downtown Plan.

**SECRETARY'S REPORT**

Brad Murphy summarized the upcoming matters for the Commission.

Olson inquired about the status of the Shady Wood Neighborhood Development Plan as it relates to the consideration of the proposed land division at 3010 Shady Oak Lane in the Town of Verona on the December 19, 2011 agenda. Murphy indicated that the plan's status would be discussed in the staff report.

**- Upcoming Matters - December 19, 2011**

- 3210 Maple Grove Drive - PUD-GDP to PUD-SIP & Demolition Permit - Demolish church/ school to allow construction of 106 apartments in 4 buildings
- 202-210 N. Bassett Street, 512-520 W. Dayton Street & 507 W. Johnson Street - R6 & C2 to

- PUD-GDP-SIP - General development plan for the future construction of up to 242 apartment units in a 12-story, 155-unit building and a 3-story, 42-unit building following the future demolition of a single-family home, office building and three multi-family buildings
- 945 Stewart Street - Conditional Use - Establish an auto sales business in M1 Limited Manufacturing District
- 3010 Shady Oak Lane - Extraterritorial Certified Survey Map creating two lots in the Town of Verona
- 800 Langdon Street - Conditional Use Alteration - Renovation and expansion of the Memorial Union, including improvements on the north and west sides of Union Terrace and renovation of the shoreline
- 5501 Greening Lane - Demolition Permit - Demolish single-family residence and construct new residence
- 8001 Raymond Road - Demolition Permit - Demolish community-based residential facility with no proposed alternative use
- Zoning text amendment to allow the keeping of honeybees (ID 24275)

**- Upcoming Matters - January 9, 2012**

- 801 S. Park Street - PUD-SIP to Amended PUD-GDP-SIP - Construct two-story mixed-use building with 3,400 square feet of retail space and 7 apartments, and a drive-thru window for a first floor tenant
- 2048-2100 Winnebago Street - Demolition Permit & R5, C3, M1 to PUD-GDP - Future demolition of two commercial buildings to allow future construction of four-story mixed-use building with 22,000 square feet of commercial space and 65 apartments
- Comprehensive Plan Generalized Future Land Use Map amendment to reflect previously approved Mid-Town Neighborhood Development Plan amendment for Vetter property

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Olson, seconded by Cantrell, to Adjourn at 8:40 p.m.  
The motion passed by voice vote/other.**