



City of Madison

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

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Monday, February 22, 2010

5:30 PM

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

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:40 p.m.

Present: 12 -

Michael Schumacher; Lauren Cnare; Julia S. Kerr; Nan Fey; Eric W. Sundquist; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford; Michael G. Heifetz; Tim Gruber and Douglas J. Pearson

Excused: 1 -

James C. Boll

Fey was chair for the meeting. Pearson left following consideration of Item #7.

Staff present: Brad Murphy & Tim Parks, Planning Division; Greg Fries, City Engineering Division; Dan McCormick, Traffic Engineering Division, and; Larry Studesville, Mayor's Office.

MINUTES OF THE February 1, 2010 DOWNTOWN PLAN WORKING SESSION AND February 8, 2010 REGULAR MEETING

A motion was made by Basford, seconded by Kerr, to Approve the Minutes of Both Meetings. The motion passed by voice vote/other.

SCHEDULE OF MEETINGS

March 8, 22 and April 12, 26, 2010

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

1. [17487](#) Consideration of a conditional use for a wireless communications facility at 979 Jonathon Drive. 14th 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. The motion passed by voice vote/ other.

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

There were no registrants on this item.

2. [17488](#)

Consideration of a conditional use for a wireless communications facility at 545 Zor Shrine Place. 9th 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. The motion passed by voice vote/ other.

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

There were no registrants on this item.

3. [17489](#)

Consideration of a conditional use and demolition permit to allow an existing commercial building to be razed and a new commercial building to be constructed with a drive-up service window at 4502-4544 Monona Drive. 15th 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. The motion passed 5-3 by the following vote: AYE: Ald. Cnare, Ald. Kerr, Ald. Schumacher, Bowser, Heifetz; NAY: Basford, Olson, Sundquist; NON-VOTING: Fey, Gruber, Pearson.

A substitute motion to refer this matter to March 22, 2010 by Sundquist, seconded by Basford, failed 4-4 by the following vote: AYE (to referral): Basford, Bowser, Olson, Sundquist; NAY: Ald. Cnare, Ald. Kerr, Ald. Schumacher, Heifetz; NON-VOTING: Fey, Gruber, Pearson.

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

Excused: 2 -

James C. Boll and James C. Boll

Ayes: 5 -

Michael Schumacher; Lauren Cnare; Julia S. Kerr; Judy Bowser and Michael G. Heifetz

Noes: 3 -

Eric W. Sundquist; Judy K. Olson and Michael A. Basford

Non Voting: 3 -

Tim Gruber; Douglas J. Pearson and Nan Fey

Speaking in support of the proposed development were Tim Ritter & John Bieno, TJK Design Build, 634 W. Main Street, who were representing the applicants, Steve & Rich Klinke, Klinke Cleaners, 4518 Monona Drive.

Sondra Splinter Bon Dimat, 206 Tyler Circle, registered in support and wishing to speak after the public hearing had been closed.

Zoning Map Amendments

4. [17049](#)

Creating Section 28.06(2)(a)3470. of the Madison General Ordinances rezoning property from A Agriculture District to A Agriculture District and R2T Single-Family Residence District. Proposed Use: Create 2 Single-Family Lots and 1 Lot for Future Development; 1st Aldermanic District: 8839 Ancient Oak Lane.

The Plan Commission referred this matter pending submittal of a revised rezoning request and completion of a new public hearing notice. The motion passed by voice vote/ other.

A motion was made by Basford, seconded by Kerr, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due

back on 3/8/2010. The motion passed by voice vote/other.

There were no registrants on this item.

Items 5 & 6 were considered together.

5. [17066](#) Creating Section 28.06(2)(a)3468. 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)3469. 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: Allow Construction of Target Store on its own PUD site at Hilldale Shopping Center: 11th Aldermanic District; 4609 University Avenue.

The Plan Commission recommended approval subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/ other.

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

6. [17071](#) Creating Section 28.06(2)(a)3471. 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)3472. 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 Hilldale PUD to Remove Target Store Site From the Hilldale PUD; 11th Aldermanic District; 702 North Midvale Boulevard.

The Plan Commission recommended approval subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/ other.

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

The following were registered on Items 5 & 6:

Speaking in support of the proposed Target store and amendments to the Hilldale Planned Unit Development were: Jaci Bell & Roxanne Nelson, Target Corporation, 1000 Nicollet Mall, Minneapolis, Minnesota; Jim Ferrell, Joseph Freed & Associates, 33 State Street, Suite 400; Chicago, Illinois; Mike Sturm, Ken Saiki Designs, 303 S. Paterson Street and Gretchen Landini & Allan Klugman, Westwood Professional Services, 7699 Anagram Drive, Eden Prairie, Minnesota, all representing Target Corporation, and; Ald. Chris Schmidt, 4210 Odana Road, representing the 11th District.

Registered in support of the projects were: Scott McLamore & Adam Fink, Joseph Freed & Associates, 33 State Street, Suite 400; Chicago, Illinois; Tom Carrico, Target Corporation, 1000 Nicollet Mall, Minneapolis, Minnesota, and; Ken Saiki, 303 S. Paterson Street, representing Target Corporation and Joseph Freed & Associates.

7. [17139](#) Creating Sec. 28.06(2)(a)3475. of the Madison General Ordinances rezoning property from Temp A Agriculture District & R1 Single Family Residence District & PUD(GDP) Planned Unit Development (General Development

Plan) District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: General Development Plan for the Future Construction of 39,000 Square Feet of Commercial in Six Buildings and 110 Apartments in Four Residential Buildings; 7th Aldermanic District: 6701-6801 McKee Road & 3210 Maple Grove Drive.

The Plan Commission recommended approval subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/ other.

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

Speaking in support of the proposed development were: Alex Weis, Livevsey Company, 1818 W. Beltline Highway, the applicant; Paul Raisleger, Epstein Uhen Architects, 222 W. Washington Avenue, representing the applicant, and; Ald. Steve King, 6948 Country Lane, representing the 7th District.

Edgewater Hotel-Related Items

Items 8-10 were considered together.

- 8. [15955](#) Creating Section 28.06(2)(a)3453. of the Madison General Ordinances rezoning property from HIST-MH Mansion Hill Historic District, OR Office Residence District, and R6H General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3454. 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: Redevelop and Expand Existing Edgewater Hotel to a 228-Room Hotel; 666 Wisconsin Avenue: 2nd Aldermanic District.

On a motion by Ald. Kerr, seconded by Ald. Cnare, the Plan Commission recommended referral of this zoning map amendment pending a recommendation from the Urban Design Commission on the revised development plans presented at the Urban Design Commission's February 17, 2010 meeting. The motion passed by voice vote/ other.

A motion was made by Kerr, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

- 9. [17311](#) Consideration of a conditional use for waterfront development to allow redevelopment and expansion of the Edgewater Hotel at 666 Wisconsin Avenue. 2nd Ald. Dist.

On a motion by Ald. Kerr, seconded by Ald. Cnare, the Plan Commission referred this conditional use pending a recommendation from the Urban Design Commission on the revised development plans presented at the Urban Design Commission's February 17, 2010 meeting. The motion passed by voice vote/ other.

A motion was made by Kerr, seconded by Cnare, to Rerefer to the PLAN COMMISSION. The motion passed by voice vote/other.

- 10. [17101](#) Amending Ordinance Number 1761, File Number 4600-41 adopted on January 28, 1965 which provided for the vacation of a portion of Wisconsin Avenue.

The Plan Commission referred this ordinance pending actions on the concurrent zoning map amendment and conditional use for the Edgewater Hotel following a recommendation from the Urban Design Commission on the revised development plans presented at the Urban Design Commission's February 17, 2010 meeting. The motion passed by voice vote/ other.

A motion was made by Kerr, seconded by Cnare, to Rerefer to the PLAN COMMISSION. The motion passed by voice vote/other.

Prior to the referral of these three items, members of the Plan Commission noted that the following items should be provided to the Commission for their use in considering the proposed Edgewater Hotel redevelopment:

- Information on the status of a permit from the Wisconsin Department of Natural Resources for the pier addition;
- A Transportation Demand Management Plan (TDM) for the project, especially in light of the potential addition of more parking to serve the expanded hotel;
- Better-dimensioned plans for the proposed development;
- Information on the nature of the previous amendments to the 1965 ordinance vacating the portion of Wisconsin Avenue where the 1972 addition to the Edgewater Hotel is now located;
- A draft maintenance and operating agreement for the public plaza;
- Elevations of all of the facades of the redeveloped hotel.

A member also questioned whether the proposed changes to the hotel project would require changes to the vacation ordinance amendment.

The Plan Commission also reiterated a request previously made of the applicant that all of the materials related to the hotel redevelopment be provided in the meeting materials packets the Plan Commission receives the Friday afternoon before the meeting and that materials not be provided to them at the meeting.

There were no registrants on this item.

BUSINESS BY MEMBERS

Eric Sundquist noted the change in the zoning text language contained in Substitute Ordinance ID 17096, which differs from the language recommended by the Plan Commission. Brad Murphy noted that the Plan Commission's recommendation was included in the legislative file history and that the language in the latest substitute ordinance was the language favored by the ordinance sponsors.

Ald. Kerr question what affect the verified petition of protest that was filed on February 18, 2010 on zoning map amendment ID 15955, 666 Wisconsin Avenue (Edgewater Hotel) would have on the Plan Commission's consideration of that ordinance. Mr. Murphy clarified that it would have no affect on the Plan Commission's recommendation to the Common Council. The verified petition of protest only affects the number of favorable votes needed at the Council to pass the zoning map amendment.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters for the Plan Commission.

Upcoming Matters - March 8, 2010

- Update on Shady Wood Neighborhood Development Plan
- 1723 Waldorf Boulevard - PUD-SIP to Amended PUD-GDP-SIP to construct 80 apartment units in two multi-family buildings
- 3310 Agriculture Drive/5125 Femrite Drive - Demolish two single-family residences to create landscaping area for existing Danisco facility

Upcoming Matters - March 22, 2010

- 717 West Johnson Street - R6 to PUD-GDP to R6, Conditional Use and Demolition Permit to demolish existing Gordon Commons and construct new Gordon Commons and Park
- 3604-3704 Agriculture Drive - Preliminary & Final Plat, Genesis Plat creating 16 industrial lots
- 924 Williamson Street - Conditional use alteration approving parking lot screening and an outdoor smoking area for existing nightclub
- 1621 Thierer Road - Conditional use to operate arcade in existing multi-tenant retail center
- 7424 Mineral Point Road - Conditional use for an outdoor eating area for a restaurant/ bakery

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Basford, seconded by Heifetz, to Adjourn at 7:55 p.m.
The motion passed by voice vote/other.**