



City of Madison

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

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Monday, May 7, 2012

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: 9 -

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

Excused: 1 -

Michael G. Heifetz

Fey was chair for this meeting.

Staff present: Michael Waidelich & Tim Parks, Planning Division; Don Marx, Office of Real Estate Services; Aaron Olver & Matt Mikolajewski, Economic Development Division, and; Anne Monks, Mayor's Office.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Rewey disclosed that he had met with Tom Neujahr of Urban Land Interests regarding items 2 & 3.

Ald. Schmidt disclosed that Kevin O'Driscoll of Urban Land Interests had contacted him to discuss items 2 & 3, but that he was out of town and did not follow up.

MINUTES OF THE MARCH 29, 2012 DOWNTOWN PLAN WORKING SESSION

A motion was made by Cantrell, seconded by Hamilton-Nisbet, to Approve the Minutes. The motion passed by voice vote/other.

MINUTES OF THE APRIL 11, 2012 DOWNTOWN PLAN WORKING SESSION

A motion was made by King, seconded by Schmidt, to Approve the Minutes. The motion passed by voice vote/other.

MINUTES OF THE APRIL 23, 2012 REGULAR MEETING

A motion was made by Cantrell, seconded by Schmidt, to Approve the Minutes. The motion passed by voice vote/other.

SCHEDULE OF MEETINGS

Regular Meetings: May 21 and June 4, 18, 2012

Special Meetings and Working Sessions (Tentative): Wednesday, May 23, 30, 2012

ROUTINE BUSINESS

- 1. [26142](#) Authorizing the execution of an Underground Gas Main Easement to Madison Gas and Electric Company across a portion of Yahara Parkway, located at 101 North Thornton Avenue.

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

UNFINISHED BUSINESS

- 2. [25885](#) Accepting a Selection Committee's recommendation of the Urban Land Interests, LLC proposal for the purchase and redevelopment of City-owned properties in the 800 Block of East Washington Avenue and authorizing the execution of a Purchase and Sale Agreement with Urban Land Interests, LLC for the purchase and redevelopment of these properties.

On a motion by Cantrell, seconded by Andrzejewski, the Plan Commission recommended approval to the Board of Estimates. The motion passed 6-2 on the following vote: Ald. King, Andrzejewski, Cantrell, Hamilton-Nisbet, Rewey, Sundquist; NAY: Ald. Schmidt, Ald. Rummel; EXCUSED: Heifetz, Finnemore; NON-VOTING: Fey.

A motion was made by Cantrell, seconded by Andrzejewski, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES,. The motion passed by the following vote:

Ayes: 6 -
Steve King; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Noes: 2 -
Marsha A. Rummel and Chris Schmidt

Excused: 1 -
Michael G. Heifetz

Non Voting: 1 -
Nan Fey

- 3. [25966](#) Rejecting a Selection Committee's recommendation of the Urban Land Interests, LLC proposal and The Rifken Group, LTD proposal for the purchase and redevelopment of City-owned properties in the North and

South 800 Blocks of East Washington Avenue, authorizing the creation of a Don Miller Land Banked Property Selection Committee and authorizing the execution of a Request For Proposal ("RFP") for the purchase and redevelopment of these properties.

A motion was made by Rewey, seconded by Cantrell, to Return to Lead with the Recommendation to Place on File to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

The hearing on items 2 & 3 was combined. The following were registered on those items:

Speaking in support of accepting the Selection Committee's recommendation were: Tom Neujahr, Kevin O'Driscoll & Brad Binkowski, Urban Land Interests, 10 E. Doty Street; Ald. Mark Clear, 110 Shiloh Drive, representing the 19th District; Rosemary Lee, 111 W. Wilson Street; Susan Schmitz, 210 Marinette Trail, representing Downtown Madison, Inc.; Craig Stanley, 1525 Vilas Avenue, and; Sandra Torkildson, 1214 Elizabeth Street.

Speaking in opposition to the Selection Committee's recommendation were Richard Freihoefer, 919 E. Dayton Street, representing the Tenney Lapham Neighborhood Association, and Samford DeWitt, 49 Cambridge Street. Ald. Bridget Maniaci, 916 E. Gorham Street #F, 2nd District, also spoke in opposition to the Selection Committee's recommendation.

Registered neither in support not opposition to item 2 was Ted Markus Petith, 2621 Gregory Street.

Registered in support of items 2 and 3 was Angie Tackaberry, 16 E. Gorham Street.

Registered in opposition to item 2 was Richard Linster, 432 Sidney Street, representing the Tenney Lapham Neighborhood Association.

PUBLIC HEARING-6:00 p.m.

Note: The public hearing began at 7:20 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 & Related Requests

4. [25774](#) Creating Section 28.06(2)(a)3595. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 711 West Badger Road to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment. 14th Aldermanic District: 711 West Badger Road.
The Plan Commission recommended approval of this rezoning to the Common Council by voice vote/ other.
A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
There were no registrants on this item.

5. [25830](#) Creating Section 28.06(2)(a)3598. 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)3599. 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 10-unit apartment building on site of approved 10-unit condominium building; 7th Aldermanic District; 6746 Fairhaven Road.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by King, seconded by Andrzejewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Speaking in support of the proposed planned unit development amendment was Ron Trachtenberg, Murphy Desmond, SC, 33 E. Main Street, Suite 500, representing the applicants, Tom & Mike Ellefson, Ellefson Construction, Inc., 1018 Gammon Lane, who were registered in support and available to answer questions.

6. [25828](#)

Creating Section 28.06(2)(a)3600. of the Madison General Ordinances rezoning property from R5 General Residence District and PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3601. 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 3 single-family residences to allow construction of 116-unit apartment building; 4th Aldermanic District; 701-737 Lorillard Court and 159-171 Proudfit Street.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That condition 35 of the Planning Division report be revised to now read: "The developer shall obtain a Temporary Limited Easement (TLE) to grade on park property and pay any necessary costs for this easement. The limits of the easement shall be clearly delineated on site, with construction fence outlining the area to ensure that grading does not extend beyond those limits and tree protection measures are installed to ensure that the root zones of any trees to remain on the parkland are not adversely impacted by the grading. Resulting slopes on the parkland shall not exceed 1:1 for mowing purposes.

The motion passed by voice vote/other.

A motion was made by Schmidt, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

7. [25974](#)

Consideration of a demolition permit to allow three single-family residences to be demolished as part of a proposed Planned Unit Development rezoning to allow construction of a 116-unit apartment building at 159-171 Proudfit Street and 701-737 Lorillard Court; 4th Ald. Dist.

The Plan Commission found that the standards were met and granted approval of the demolition of the existing buildings subject to the Common Council's approval of the related Planned Unit Development zoning map amendment (ID 25828) and the comments and conditions contained in the Plan Commission materials (as revised).

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

The following were registered on items 6 & 7:

Speaking in support of the proposed development were: Chris Schramm, Urban Land Interests, 10 E. Doty Street, the applicant; Jonathon Cooper, 208 S. Henry Street, representing the Bassett District of Capitol Neighborhoods, Inc., and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Registered in support of the project and available to answer questions was Ken Saiki, Ken Saiki Design, 303 S. Paterson Street, representing Urban Land Interests.

8. [25831](#) Creating Section 28.06(2)(a)3596. 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)3597. 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: Demolition of a single family home for the relocation of an existing three-unit multifamily building and the addition of a fourth unit to the building; 4th Aldermanic District; 531 West Mifflin Street.
- The Plan Commission recommended that this item be re-referred to its May 21, 2012 hearing pending a recommendation by the Urban Design Commission. The motion passed by voice vote/ other.*
- A motion was made by King, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by May 21, 2012. The motion passed by voice vote/other.**
9. [25973](#) Consideration of a demolition permit to allow a single-family residence to be demolished as part of a proposed Planned Unit Development rezoning to allow construction of a four-unit apartment building at 531 West Mifflin Street; 4th Ald. Dist.
- The Plan Commission recommended that this item be referred to its May 21, 2012 hearing pending a recommendation by the Urban Design Commission on the related Planned Unit Development rezoning (ID 25821). The motion passed by voice vote/ other.
- A motion was made by King, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by May 21, 2012. The motion passed by voice vote/other.**
- There were no registrants on items 8 or 9.
10. [25833](#) Creating Section 28.06(2)(a)3602. 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)3603. 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 21-unit apartment building and single-family residence to allow construction of a 9-story, 65-unit apartment building; 8th Aldermanic District; 1323 W. Dayton Street & 1318 Randall Court.
- The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials. The Plan Commission noted that its recommendation was based on the 98-foot building height approved by the Urban Design Commission. The motion passed by voice vote/other.*

A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

11. [25975](#)

Consideration of a demolition permit to allow a single-family residence and 21-unit apartment building to be demolished as part of a proposed Planned Unit Development rezoning to allow construction of a 65-unit apartment building at 1323 West Dayton Street and 1318 Randall Court; 8th Ald. Dist.

The Plan Commission found that the standards were met and granted approval of the demolition of the existing buildings subject to the Common Council's approval of the related Planned Unit Development zoning map amendment (ID 25833) and the comments and conditions contained in the Plan Commission materials.

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

The following were registered on items 10 & 11:

Speaking in support of the proposed development was J. Randy Bruce, Knothe Bruce Architects, LLC, 7601 University Avenue, Middleton, representing the applicant, James Stopple, Madison Property Management, 1202 Regent Street, who was registered in support and available to answer questions.

Also registered in support and available to answer questions was Bill White, 2708 Lakeland Avenue, who was representing Mr. Stopple.

Conditional Use/ Demolition Permits

12. [25765](#)

Consideration of a demolition permit and a major alteration to an approved conditional use to allow a warehouse to be demolished and six non-accessory parking stalls to be constructed at 12 North Webster Street; 4th 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 Cantrell, seconded by Schmidt, to Approve. The motion passed by voice vote/other.

Speaking in support of the request was Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Registered in support of the request and available to answer questions were the applicants, Julie Wiedmeyer & Brad Binkowski, Urban Land Interests, 10 E. Doty Street, and Ken Saiki, Ken Saiki Designs, 303 S. Paterson Street, who was representing Urban Land Interests.

13. [26215](#)

Consideration of an alteration to an approved conditional use for an outdoor eating area for a restaurant/ tavern at 554 West Main Street; 4th 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 revised condition:

- That condition 2 of the Planning Division report be revised to now read: "That the amended hours of operation for the outdoor eating area are as follows: Food and beverage service in the outdoor eating area shall end by 10:00 PM on Sunday through Thursday and 11:00 PM on Friday and Saturday. After these hours, the outdoor eating area may be used for smoking but that food and beverages would not be allowed."

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

Speaking in support of the request were: Patrick H. Rynes & Katie Bulgrin, Echo Tap & Grill, 554 W. Main Street, the applicants; Matt Seward, 548 W. Wilson Street #3; Ray Westbury, 510 W. Main Street #307; Ed & Cathy Rowley, 4617 Signature Drive, Middleton; Rosemary Lee, 111 W. Wilson Street; Richard Staedtler, 1766 Fordem Avenue; Jonathon Cooper, 208 S. Henry Street, representing the Bassett District of Capitol Neighborhoods, Inc., and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

14. [26216](#) Consideration of an alteration to an approved conditional use for an outdoor eating and recreation area for a restaurant/ tavern at 301 North Street and an associated conditional use parking reduction to allow special events in the parking lot; 12th 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 Rewey, seconded by Cantrell, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was Nicholas Zabec, 2610 E. Johnson Street, representing the applicant, Dexter's Pub.

Planned Unit Development Alteration

15. [26217](#) Consideration of an alteration to approved Planned Unit Development-Specific Implementation Plans for the Aberdeen Apartments at 437 West Gorham Street and the Hampton Inn & Suites Hotel at 454 West Johnson Street to eliminate a previously required private drive connection through those properties; 4th Ald. Dist.

The Plan Commission approved the proposed alteration subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions were: Jeff Kraemer, Raymond Management Co., 8333 Greenway Boulevard, Suite 200, Middleton; Jeff Brenkus, Gary Brink & Associates, 8401 Excelsior Drive; Wayne & Pat Dishaw, 2344 Hidden Meadows Drive, Sun Prairie, and; Ald. Mike Vermeer, 614 W. Doty Street #407, representing the 4th District.

Registered in support of the request but not wishing to speak were Darrick Dishaw, 3523 Swansee Ridge, Sun Prairie, and Bill White, 2708 Lakeland Avenue, who was representing Raymond Management Co.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

There were no communications noted.

SECRETARY'S REPORT

Tim Parks summarized the upcoming Plan Commission matters.

- Upcoming Matters - May 21, 2012

- 111 E. Gilman Street - R6H to PUD-GDP-SIP - Convert existing carriage house to a single-family residence in the rear yard of existing 3-unit apartment building
- 24 N. Webster Street/ 123 E. Mifflin Street - C4 to PUD-GDP-SIP - Construct fifth floor addition to an existing mixed-use building
- 515 S. Midvale Boulevard - PUD-SIP Alteration - Construct outdoor eating area for restaurant
- 925-933 W. Johnson Street - Demolition Permit & Conditional Use - Demolish two residential buildings to construct temporary surface parking lot
- 5510 Lake Mendota Drive - Demolition Permit & Conditional Use - Demolish a single-family residence and construct a new residence on lakefront lot

- Upcoming Matters - June 4, 2012

- Public Hearing on Tax Incremental Finance District 42
- 6550 Schroeder Road - PCD-SIP to PUD-GDP-SIP - Construct 30-unit assisted living facility on undeveloped portion of property
- 901-1001 Sugar Maple Lane - Temp. A to R2, R4, R5 & the Preliminary Plat of Soaring Hawk, creating 44 future single-family lots, 4 lots for future multi-family development and 1 outlet for public stormwater management
- 312 Wisconsin Avenue & 345 N. Carroll Street - Demolition Permit and R6 & R6H to PUD-GDP and PUD-GDP-SIP - Approve demolition/ removal of existing residential structure, GDP for future construction of an expansion of Bethel Lutheran Church, and SIP for existing uses
- 124 E. Gorham Street - Conditional Use - Convert relocated former residence building into 8-unit apartment building
- 2 S. Bedford Street - PUD-SIP Alteration - Convert previously approved community room into additional apartment unit
- 704-736 University Avenue - Demolition Permit - Demolish five commercial buildings to accommodate future University development
- 3900 E. Washington Avenue - Conditional Use Alteration - Construct addition to Water Utility Well 15
- 4781 Norton Drive - Extraterritorial Certified Survey Map - Create two lots in the Town of Sun Prairie

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Rewey, seconded by King, to Adjourn at 9:15 p.m. The motion passed by voice vote/other.