



City of Madison

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

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Monday, July 26, 2010

5:30 PM

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

****Note**** Quorum of the Common Council and Economic Development Committee may be in attendance at this meeting.

CALL TO ORDER/ROLL CALL

Present: 9 -

Michael Schumacher; Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; Michael G. Heifetz; Judy Bowser; Michael A. Basford and Tim Gruber

Excused: 2 -

Eric W. Sundquist and Anna Andrzejewski

Ald. Cnare arrived after approval of minutes and during Item #1.

Ald. Kerr arrived after consideration of the consent agenda Items (Items #5 & 7-11) and during Item #3.

Staff present: Brad Murphy, Michael Waidelich, Brian Grady & Tim Parks, Planning Division; Dan Rolfs & Joe Gromacki, Office of Real Estate Services; Matt Mikolajewski, Office of Business Resources; Tim Cooley, Economic Development Division, and; Mario Mendoza, Mayor's Office.

MINUTES OF THE JULY 12, 2010 REGULAR MEETING

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

MINUTES OF THE JUNE 28, 2010 ZONING CODE REWRITE SPECIAL MEETING

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

SCHEDULE OF MEETINGS

- Regular Meetings: August 9, 23 and September 20, 2010

- Zoning Code Rewrite Special Meetings: August 2, 16, 2010 (Room 260, Madison Municipal Building) and August 30, 2010 (Room 300, Madison Municipal Building)

SPECIAL ITEM OF BUSINESS

1. [19277](#) Discussion regarding the Economic Development Division's City Development Review and Approval Initiative

The Plan Commission held a discussion regarding the Economic Development Division's City Development Review and Approval Initiative. Members suggestions and recommendations will be forwarded to the Economic Development Committee. No action was taken by the Commission following the discussion.

NEW BUSINESS

2. [19215](#) Accepting the terms and conditions outlined within a Letter of Intent ("LOI"), authorizing the execution of a Purchase and Sale Agreement ("Agreement"), and adopting the final Legally Binding Agreement ("LBA") to accommodate Porchlight Inc. ("Porchlight") at 4002 Nakoosa Trail; and, amending the City's previously submitted Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents regarding the Truman Olson United States Army Reserve Center (1402 S. Park Street) property accordingly, authorizing submission by the Community Development Authority of said revised documents to the Federal Government, and execution of the LBA by the Community Development Authority upon acceptance by the United States Department of Housing and Urban Development.

A motion was made by Basford, seconded by Olson, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. 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.

Neighborhood Development Plan

3. [18538](#) Amending the Mid-Town Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to provide more detailed recommendations for the western part of the planning area and to include additional lands west of Meadow Road, and authorizing the City's applications to amend the Central Urban Service Area as required to implement the recommendations in the Plan.

The Plan Commission recommended approval of the amended neighborhood development plan subject to the recommendations contained in the July 21, 2010 memo to the Commission from the Planning Division. Those recommendations are:

- Show another crossing of the Lower Badger Mill Creek (LBMC) corridor at the first east-west street south of Valley View Road. Amend the text to note that if a street crossing is not feasible then a pedestrian-bicycle path should be provided. Staff considers the two LBMC crossings currently shown on

the draft Plan Amendment maps to be higher priority street crossings than this third proposed street crossing;

- Add bicycle lanes to the portion of South Point Road between Valley View Road and the east-west pedestrian-bicycle path;

- Add bicycle lanes to the planned street between Meadow Road and Hill Creek Park, and;

- Add an east-west pedestrian-bicycle path through Hill Creek Park between the street that terminates into the Park and Hill Creek Drive. The path should have the typical width of 10 feet.

The Planning Division memo did not recommend other changes to the proposed plan at this time. The motion passed by voice vote/other.

A motion was made by Gruber, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

There were no registrants on this item.

Zoning Map Amendments

4. [18863](#) Creating Section 28.06(2)(a)3488. of the Madison General Ordinances rezoning property from R5 General Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3489. 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 Former Water Utility Building to Allow Construction of a 21-unit Apartment Building; 6th Aldermanic District: 517-523 East Main Street.
- The Plan Commission recommended approval to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- Speaking in support of the proposed development were the applicant, Lance McGrath, LT McGrath, LLC, 3849 Caribou Road, Verona, and Jim Skrentny, 511 E. Main Street.
- Registered in support of the project and available to answer questions was Patrick Hannon, Schriber Anderson Associates, 717 John Nolen Drive, representing the applicant, LT McGrath, LLC.
- Registered in support of the project but not wishing to speak was Carol Crossan, 512 E. Main Street.
5. [18864](#) Creating Section 28.06(2)(a)3490. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Phase 1 SIP to allow construction of gas-fired boiler building at Charter Street heating plant; 8th Aldermanic District: 117 North Charter Street.
- The Plan Commission recommended approval to the Common Council subject to the comments and conditions contained in the Plan Commission materials, including the following corrected conditions of approval recommended in the July 26, 2010 staff report:
- #29: If necessary, the applicant may be required to shall-reconstruct and widen both W. Dayton Street and N. Mills Street, including the intersection of Dayton and Mills, to address the new traffic impacts to these streets by the proposed new facilities. This ~~includes~~ may include new railroad signals, potential new traffic signals, wider bike lanes and space for parking if so required on N. Mills Street. The plans and financing by UW will need to be reviewed and approved by the City Traffic Engineer.

- #30: If necessary, the applicant may be required to ~~shall~~-reconstruct and widen both N. Charter Street and Spring Street, including the intersection of Charter and Spring, to address the new traffic impacts to these streets by the proposed new facilities. This ~~includes~~-may include new railroad signals, potential new traffic signals, wider bike lanes and space for parking if so required on these two streets. The plans and financing by UW will need to be reviewed and approved by the City Traffic Engineer.

The motion passed by voice vote/other.

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

Registered in support of the proposed development were the applicant, Gary Brown, University of Wisconsin, 610 Walnut Street, and Robert Mangas, Potter Lawson, Inc., 15 Ellis Potter Court, representing the University.

Conditional Use/ Demolition Permits

6. [19278](#) Consideration of a major alteration to an approved conditional use to add an outdoor eating area for a restaurant and to expand the approved beer garden for stadium events at 2 South Mills Street and 1107 Regent Street. 13th Ald. Dist.
- The Plan Commission found the standards 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 Bowser, seconded by Heifetz, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the conditional use were the applicant, Philip Leung, Hong Kong Cafe, 2 S. Mills Street, and Chris Thiel, Thiel Studio, 828 S. Brooks Street, representing the applicant.
- Registered in support of the project and available to answer questions was Matthew Aro, Aro Eberle Architects, 116 King Street, representing the applicant.
7. [19279](#) Consideration of a conditional use for an accessory off-site parking lot at 4701 American Parkway to serve a restaurant at 4601 American Parkway. 17th Ald. Dist.
- The Plan Commission found the standards 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 Heifetz, seconded by Bowser, to Approve. The motion passed by voice vote/other.**
- Registered in support of the conditional use and available to answer questions were: Richard Wilberg, 2141 Chamberlain Avenue and Cindy Glaeden-Knott, 802 Callisto Drive, both representing the applicant and property owner, American Family Insurance, 6000 American Parkway. Also registered in support and available to answer questions was Jerry Waller, 4601 American Parkway.
8. [19280](#) Consideration of a demolition permit to allow a former retail building to be demolished, and consideration of a major alteration to an existing conditional use for a commercial building exceeding 40,000 square feet of which more than 25,000 square feet of floor area is designed or intended for retail uses to allow renovation and expansion of the Farm & Fleet store at 2202 South Stoughton Road. 16th Ald. Dist.
- The Plan Commission found the standards 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 Olson, to Approve. The motion passed by voice vote/other.**
- Registered in support of the proposed development and available to answer questions were: Neal VanLoo, 3507 E. Racine Street, Janesville and George Steil, 1 E. Milwaukee Street, Janesville, and

Jim Kleckner, 2202 S. Stoughton Road, all representing Blain's Farm & Fleet; David Wynn, 10579 Chickory Ridge Way, Roscoe, Illinois, and; Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.

Registered neither in support nor opposition to the project and available to answer questions was Kathy Dustin, 709 Glenview Drive, representing the Glendale Neighborhood Association.

Extraterritorial Land Divisions

- 9. [19281](#) Consideration of a Certified Survey Map within the City's extraterritorial jurisdiction creating one lot at 3287 Field View Lane, Town of Cottage Grove.

The Plan Commission found the criteria for agricultural land divisions 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 Bowser, seconded by Cnare, to Approve. The motion passed by voice vote/other.

- 10. [19282](#) Consideration of a Certified Survey Map within the City's extraterritorial jurisdiction creating two lots at 3098 Hope Hollow Trail, Town of Cottage Grove.

The Plan Commission found the criteria for non-agricultural land divisions met and granted approval of the two-lot Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

- 11. [19284](#) Consideration of a Certified Survey Map within the City's extraterritorial jurisdiction creating one lot at 3682 CTH N, Town of Cottage Grove.

The Plan Commission found the criteria for agricultural land divisions 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 Heifetz, to Approve. The motion passed by voice vote/other.

Registered in support of the three extraterritorial land divisions and available to answer questions was the applicant, Larry Skaar, 4374 Secretariat Court, Cottage Grove.

Tax Increment Financing District

- 12. [18993](#) Second amendment of Tax Incremental District (TID) #32 (State St), City of Madison, and approving a Project Plan and Boundary for said amended TID.

The Plan Commission recommended approval to the Board of Estimates of the Alternate version of the Second Amendment to Tax Incremental District #32 offered by Aids. Maniaci and Verveer at the hearing on a 5-3 vote (AYE: Ald. Cnare, Ald. Schumacher, Gruber, Heifetz, Olson; NAY: Ald. Kerr, Basford, Bowser; NON-VOTING: Fey; EXCUSED: Sundquist, Andrzejewski).

A substitute motion by Basford, seconded by Bowser, to refer this matter to the August 9, 2010 Plan Commission hearing failed 1-7 on the following vote: AYE: Basford; NAY: Ald. Cnare, Ald. Kerr, Ald. Schumacher, Bowser, Gruber, Heifetz, Olson; NON-VOTING: Fey; EXCUSED: Sundquist, Andrzejewski.

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

Excused: 2 -

Eric W. Sundquist and Anna Andrzejewski

Ayes: 5 -

Michael Schumacher; Lauren Cnare; Judy K. Olson; Michael G. Heifetz and Tim Gruber

Noes: 3 -

Julia S. Kerr; Judy Bowser and Michael A. Basford

Non Voting: 1 -

Nan Fey

Speaking in support of the proposed TID amendment were: Judy Karofsky, 317 N. Pinckney Street; Kevin Little, Greater Madison Chamber of Commerce, 615 E. Washington Avenue; Susan Schmitz, Downtown Madison, Inc., 122 W. Washington Avenue; Ald. Bridget Maniaci, 640 E. Johnson Street #5, representing the 2nd District, and; Ald. Mike Verveer, 614 W. Doty Street, representing the 4th District.

Speaking in opposition to the proposed TID amendment were: Kevin J. Schiesser and Peter Fiala, 225 E. Lakelawn Place; Neal Fitzgerald, 150 Iota Court; Scott Resnick, 150 Iota Court, representing the State-Langdon Association; Ledell Zellers, 510 N. Carroll Street; Gene Devitt, 28 E. Gilman Street; John Martens, 4118 Hegg Avenue, and; Fred Mohs, 512 Wisconsin Avenue.

Registered in support of the proposed TID amendment but not wishing to speak were: Tim Mangon, 146 Langdon Street; Patrick Corcoran, 3718 Country Grove Drive; Dave Knoche, 5710 Old Sauk Road; Sharon Zelanke, 18 N. High Point Woods Drive #203; Maureen Mulroy, 218 N. Pinckney Street; Steve Breitlow, 1602 S. Park Street; Rosemary Lee, 111 W. Wilson Street, and Michael Engelberger, 718 Post Road.

Registered in opposition to the proposed TID amendment but not wishing to speak was Jim Skrentny, 511 E. Main Street.

BUSINESS BY MEMBERS

On a motion by Bowser, seconded by Olson, the Plan Commission approved reconsideration of an action taken by the Plan Commission at its July 19, 2010 Zoning Code Re-write Working Session regarding co-op housing. The Plan Commission set discussion of this matter for its August 9, 2010 regular meeting. The motion to reconsider passed by voice vote/ other.

COMMUNICATIONS

Fey noted the July 15, 2010 memo from the Mayor's Office regarding City Board, Commission and Committee training opportunities in August.

SECRETARY'S REPORT

Brad Murphy noted the upcoming Plan Commission matters referenced on the agenda.

Upcoming Matters - August 9, 2010

- 1522 University Avenue - OR to PUD-GDP-SIP and Demolition Permit to demolish former University Health Services Institute building to construct Phase 1 of Wisconsin Energy Institute
- 1101 North Sherman Avenue - Conditional use to re-establish fuel pumps, canopy, and tanks for gas station/convenience store
- 5206 Harbor Court - Conditional use to demolish existing single-family residence and construct new residence on lakefront lot
- 3185 Timber Lane - Extraterritorial Certified Survey Map to create 1 lot in the Town of Verona
- 15 North Broom Street - PUD Alteration to allow an outdoor eating area for restaurant

Upcoming Matters - August 23, 2010

- 9401 Mid Town Road - PUD-GDP-SIP to R1, R2T & R5 and Preliminary & Final Plats for First Addition to Hawks Ridge Estates, creating 19 single-family lots, 1 lot for future multi-family development and 1 outlot for stormwater management
- 709 North Segoe Road - Amended PUD-GDP-SIP to construct 96-unit apartment project adjacent to new Target at Hilldale Shopping Center

- 2417 Cypress Way - Conditional use to construct 50-unit senior apartment project
- 710 Ruskin Street - Conditional use to establish auto storage yard in M1 zoning
- 4942 Lake Mendota - Demolition permit and conditional use to demolish single-family residence and construct new residence & boathouse on lakefront lot
- 4638 & 4706 Femrite drive - Demolition permit to demolish two single-family residences to create open space for Certco campus

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

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