



# City of Madison

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

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Monday, January 23, 2012

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 8 -

Marsha A. Rummel; Nan Fey; Judy K. Olson; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

**Excused:** 4 -

John L. Finnemore; Steve King; Chris Schmidt and Eric W. Sundquist

Fey was chair for the meeting.

Staff Present: Brad Murphy and Kevin Firchow, Planning Division; Matt Tucker, Building Inspection; Dan Rolfs, Real Estate Services; and Chris Petykowski, Engineering.

### PUBLIC COMMENT

There was no public comment provided under this agenda item.

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

### MINUTES OF THE JANUARY 9, 2012 MEETING

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

### SCHEDULE OF MEETINGS

February 6, 20 and March 5, 19, 2012

### ROUTINE BUSINESS

1. [25053](#) Accepting a proposal from Dawn O'Kroley for the purchase of the residential structure located at 646 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the purchase of the residential structure and a lease of the land beneath it.

The motion passed unanimously.

**A motion was made by Rewey, seconded by Cantrell, 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 Dawn O'Kroley, 849 East Washington Avenue and Ald. Bridget Maniaci, 916 East Gorham Street.

2. [25054](#)

Accepting a proposal from Bob Klebba and David Waugh for the purchase of the residential structure located at 704 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the purchase of the residential structure and a lease of the land beneath it.

The motion to return to lead with the recommendation of approval passed by the following vote: 4-3 [AYE: Ald. Rummel, Olson, Rewey, Cantrell; NO: Heifetz, Andrzejewski, and Hamilton-Nisbet; NON-VOTING: Fey]. A substitute motion to forward this item to the Board of Estimates with no recommendation failed by the following vote:3-4. [AYE: Heifetz, Andrzejewski, and Hamilton-Nisbet; NO: Ald. Rummel, Olson, Rewey, Cantrell; and NON-VOTING: Fey.

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

**Ayes:** 4 -  
Marsha A. Rummel; Judy K. Olson; Michael W. Rewey and Bradley A. Cantrell

**Noes:** 3 -  
Michael G. Heifetz; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

**Excused:** 3 -  
John L. Finnemore; Steve King; Chris Schmidt and Eric W. Sundquist

**Non Voting:** 1 -  
Nan Fey

Speaking in support of this item were Bob Klebba, 1213 East Mifflin Street and David Waugh 1213 East Mifflin Street.

Speaking in opposition to this item were Barbara G. Fant, 1657 31st Street NW, #206, Washington DC 20007; Cordelia Gallo, 733 East Gorham Street; Bill White, 2708 Lakeland Avenue, representing Barbara Fant; Lorie Berkley, 731 East Gorham Street; Lisa Marine, 853 East Johnson Street; Dave Furlan, 752 East Gorham Street; and Ald. Bridget Maniaci, 916 East Gorham Street, representing District 2.

Registered in opposition and not wishing to speak were Boyce Johnson, 416 West Doty Street and Julia Ziemer, 826 Ottawa Trail.

3. [25062](#)

Determining a Public Purpose and Necessity and adopting Transportation Project Plat No. 5992-08-07 - 4.04-4.10 Mineral Point Road / CTH S & South Junction Road / CTH M- South Junction Road, City of Madison, for the acquisition of Plat of Land Interests required.

The motion passed by the following vote: 5:2 [AYE: Olson, Rewey, Cantrell, Andrzejewski, Hamilton-Nisbet; NO: Ald. Rummel and Heifetz; NON-VOTING: Fey].

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

**Ayes:** 5 -  
Judy K. Olson; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

**Noes:** 2 -  
Marsha A. Rummel and Michael G. Heifetz

**Excused:** 3 -  
Steve King; Chris Schmidt; Eric W. Sundquist and John L. Finnemore

**Non Voting:** 1 -  
Nan Fey

There were no registrations on this item.

### NEW BUSINESS

- 4. [24485](#) Approving the Redevelopment Plan and District Boundary for the East Washington Avenue Redevelopment District.  
The motion passed unanimously.  
  
**A motion was made by Olson, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**  
Registered in support and not wishing to speak was Ald. Bridget Maniaci, 916 East Gorham Street, representing District 2.
  
- 5. [25051](#) Approving the Redevelopment Plan and District Boundary for the University Crossing Redevelopment District.  
The motion passed unanimously.  
  
**A motion was made by Olson, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**  
There were no registrations on this item.

### 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

- 6. [24748](#) Consideration of a complaint against an approved conditional use located at 1124 Colby Street & 116 Van Deusen Street; 13th Ald. Dist.  
  
The Plan Commission accepted the applicant's complaint and recommended the Montessori School address the concerns as recommended in the staff report from the Zoning Administrator dated January 23, 2012. The motion passed unanimously. The Plan Commission did not make a determination that the complaint indicates there is a reasonable probability that the subject conditional use is operating in violation of the approved conditions or conditional use standards as stated in Section 28.12(11)(h)4 of the Zoning Code.  
  
**A motion was made by Rummel, seconded by Hamilton-Nisbet, to Receive the Complaint. The motion passed by voice vote/other.**  
Speaking in support of the complaint was the complainant, Noel Hooper Lofton, 118 Van Deusen Street. Registered in neither support nor opposition and answering questions was Erin Trondson, Woodland Montessori School.

- 7. [25095](#) Consideration of a demolition permit and conditional use to allow a vacant bank to be demolished and a new multi-tenant retail building with drive-up service window to be constructed at 733 South Gammon Road; 19th Ald. Dist.

The Plan Commission found the applicable standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials. The motion passed unanimously.

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

Speaking in support of this item was John Bieno, TJK Design Build, 634 West Main Street, representing the applicant.

**Wingra Clinic-Related Requests**

- 8. [25102](#) Consideration of an alteration to an approved Planned Unit Development-Specific Implementation Plan to modify the conditions of approval for the previously approved Wingra Clinic project at 1002-1102 S. Park Street, 906-918 Midland Street and 1101-1109 Fish Hatchery Road; 3rd Ald. Dist.

This item was placed on file without prejudice at the applicant's request. That motion passed unanimously. The main motion, noted below, was approved after an earlier approved motion, made by Rewey and seconded by Olson, to place this item on file was reconsidered. The reconsideration motion was made by Heifetz, seconded by Olson, and passed unanimously.

**A motion was made by Rewey, seconded by Olson, to Place On File Without Prejudice. The motion passed by voice vote/other.**

- 9. [25104](#) Approving Certified Survey Maps (CSM) of property owned by Charles A. Ghidorzi, Crab Tree Ridge, LLC and Wingra Point, LLC located at 1002-1102 S. Park Street, 906-918 Midland Street and 1101-1109 Fish Hatchery Road; 13th Ald. Dist.

This item was recommended to be placed on file without prejudice at the applicant's request. That motion passed unanimously. The main motion, noted below, was approved after an earlier approved motion, made by Rewey and seconded by Olson, recommending that this item be placed on file was reconsidered. The reconsideration motion was made by Heifetz, seconded by Olson, and passed unanimously.

**A motion was made by Rewey, seconded by Olson, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.**

There were no registrations on items 8 & 9.

**Other Zoning Map Amendments**

- 10. [24673](#) Creating Section 28.06(2)(a)3573. 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)3574. 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 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; 13th

Aldermanic District: 801 South Park Street.

This item was referred pending a recommendation from the Urban Design Commission. No future meeting date was specified.

**A motion was made by Andrzejewski, seconded by Olson, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.**

There were no registrations on this item.

11. [24913](#)

Creating Section 28.06(2)(a)3578. 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)3579. 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: General Development Plan and Specific Implementation Plan for St. Paul's University Catholic Center including the construction of a new six-story building with church and student center, and the continuation of the existing uses until construction commences: 8th Aldermanic District; 723 State Street.

This item was referred to the February 6, 2012 Plan Commission meeting to allow additional time to review an amended application.

**A motion was made by Andrzejewski, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by February 6, 2012. The motion passed by voice vote/other.**

There were no registrations on this item.

**Grandview Commons-Related Requests**

12. [24620](#)

SUBSTITUTE Creating Section 28.06(2)(a)3570. of the Madison General Ordinances rezoning property from A Agriculture and PUD (GDP) Planned Unit Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and create Section 28.06(2)a)3571 of the Madison General Ordinance rezoning property from A Agriculture, and PUD (GDP) Planned Unit Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and R2T Single-Family Residence District. Proposed Use: General Development Plan for 109,000 sq. ft. of future retail/office, a 24,000 sq. ft. library, 110 multi-family units and a subdivision plan for 18 single-family lots, 5 town center lots and 1 outlot. 3rd Aldermanic District: 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive and 857 Jupiter Drive.

This item was recommended to be referred to the February 20, 2012 Plan Commission meeting pending a recommendation by the Urban Design Commission on the proposed Amended PUD-GDP rezoning (Legistar ID 24620).

**A motion was made by Rewey, seconded by Rummel, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN**

**COMMISSION and should be returned by February 20, 2012. The motion passed by voice vote/other.**

**Ayes:** 4 -  
Marsha A. Rummel; Judy K. Olson; Michael W. Rewey and Tonya L. Hamilton-Nisbet

**Noes:** 3 -  
Michael G. Heifetz; Bradley A. Cantrell and Anna Andrzejewski

**Excused:** 3 -  
John L. Finnemore; Steve King; Chris Schmidt and Eric W. Sundquist

**Non Voting:** 1 -  
Nan Fey

13. [25091](#)

Approving the preliminary plat of Town Center Addition to Grandview Commons generally located at 6002 Cottage Grove Road and 5901-5939 Sharpsburg Drive; 3rd Ald. Dist.

This item was referred to the February 20, 2012 Plan Commission meeting pending a recommendation by the Urban Design Commission on the proposed Amended PUD-GDP rezoning (Legistar ID 24620).

**A motion was made by Rewey, seconded by Rummel, to Refer to the PLAN COMMISSION, due back on February 20, 2012. The motion passed by the following vote:**

**Ayes:** 4 -  
Marsha A. Rummel; Judy K. Olson; Michael W. Rewey and Tonya L. Hamilton-Nisbet

**Noes:** 3 -  
Michael G. Heifetz; Bradley A. Cantrell and Anna Andrzejewski

**Excused:** 3 -  
Steve King; Chris Schmidt; Eric W. Sundquist and John L. Finnemore

**Non Voting:** 1 -  
Nan Fey

14. [24356](#)

Adopting an amendment to the Generalized Future Land Use Plan Map in the City of Madison Comprehensive Plan.

This item was recommended to be referred to the February 20, 2012 Plan Commission meeting pending a recommendation by the Urban Design Commission on the proposed Amended PUD-GDP rezoning (Legistar ID 24620).

**A motion was made by Rewey, seconded by Rummel, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION, due back on February 20, 2012. The motion passed by the following vote:**

**Ayes:** 4 -  
Marsha A. Rummel; Judy K. Olson; Michael W. Rewey and Tonya L. Hamilton-Nisbet

**Noes:** 3 -  
Michael G. Heifetz; Bradley A. Cantrell and Anna Andrzejewski

**Excused:** 3 -  
John L. Finnemore; Steve King; Chris Schmidt and Eric W. Sundquist

**Non Voting:** 1 -  
Nan Fey

15. [25098](#)

A Plan Commission resolution recommending adoption of an amendment to the Generalized Future Land Use Plan map in the City of Madison Comprehensive Plan for the Grandview Commons Neighborhood Center Mixed-Use District.

This item was referred to the February 20, 2012 Plan Commission meeting pending a recommendation by the Urban Design Commission on the proposed Amended PUD-GDP rezoning (Legistar ID 24620).

**A motion was made by Rewey, seconded by Rummel, to Refer to the PLAN COMMISSION, due back on February 20, 2012. The motion passed by the following vote:**

- Ayes:** 4 -  
Marsha A. Rummel; Judy K. Olson; Michael W. Rewey and Tonya L. Hamilton-Nisbet
- Noes:** 3 -  
Michael G. Heifetz; Bradley A. Cantrell and Anna Andrzejewski
- Excused:** 3 -  
Steve King; Chris Schmidt; Eric W. Sundquist and John L. Finnemore
- Non Voting:** 1 -  
Nan Fey

16. [24357](#)

Amending the Sprecher Neighborhood Development Plan to revise the land use recommendations for lands located within and adjacent to the Grandview Commons Neighborhood Center Mixed Use District.

This item was referred to the February 20, 2012 Plan Commission meeting pending a recommendation by the Urban Design Commission on the proposed Amended PUD-GDP rezoning (Legistar ID 24620).

**A motion was made by Rewey, seconded by Rummel, to Refer to the PLAN COMMISSION, due back on February 20, 2012. The motion passed by the following vote:**

- Ayes:** 4 -  
Marsha A. Rummel; Judy K. Olson; Michael W. Rewey and Tonya L. Hamilton-Nisbet
- Noes:** 3 -  
Michael G. Heifetz; Bradley A. Cantrell and Anna Andrzejewski
- Excused:** 3 -  
John L. Finnemore; Steve King; Chris Schmidt and Eric W. Sundquist
- Non Voting:** 1 -  
Nan Fey

Registered in support of items 12-16 and requesting a revised referral date to the Plan Commission meeting of February 6, 2010 was Brian Munson, Vandewalle and Associates, 120 East Lakeside Street, representing the applicant, Veridian Homes.

Speaking in opposition to items 12-16 was Barbara Davis, 729 Orion Trail. Registered in opposition to items 12-16 but not wishing to speak was Tiffany Taha, 6018 Fairfax Lane.

### BUSINESS BY MEMBERS

Chair Fey reminded the Plan Commission of the notice and invitation to attend building tours regarding the redevelopment of the 100 block of State Street. She requested that information provided to individual Commission members attending the tours should be shared with the entire Plan Commission.

## COMMUNICATIONS

Chair Fey noted the receipt of materials provided by the Vinyl Siding institute that had previously been provided to other members.

## SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters.

### - Upcoming Matters - February 6, 2012

- 3371 Meadow Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Middleton
- 2801 Dryden Drive - Conditional Use Alteration - Convert 8 units in existing 40-unit senior apartment building to non-age restricted units
- Informational presentation regarding the draft scope of work for the Transportation Master Plan

### - Upcoming Matters - February 20, 2012

- 754 E. Washington Avenue & 741 E. Mifflin Street - C3 to PUD-GDP-SIP & Demolition Permit - Demolish former auto dealership building to allow construction of 12-story mixed-use building w/ 30,000 square feet of commercial space and 215 apartment units
- 202-206 N. Brooks Street - Demolition Permit & R5 to PUD-GDP-SIP - Demolish two residences to allow construction of a 5-story, 14-unit apartment building
- 5844 Thorstrand Road - Conditional Use - Construct addition in excess of 500 square feet to existing residence on lakefront lot
- 2002-2602 S. Pleasant View Road; 9002 McKee Road; 2501 Woods Road; 8701 Mid Town Road- Temp. A to A - Assign permanent City zoning to University Ridge Golf Course and A.J. Noer Turf Facility; no new construction is proposed with this request

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Olson, seconded by Rewey, to Adjourn at 8:19 pm. The motion passed by voice vote/other.**