



City of Madison
Meeting Minutes
Plan Commission Committee
Capitol Gateway Corridor Plan

City of Madison
Madison, WI 53703
www.cityofmadison.com

Monday, November 26, 2007

5:30 p.m.

215 Martin Luther King, Jr. Blvd.
Room LL-120 (Madison Municipal Building)

1. ROLL CALL

Present: Lauren Cnare, Michael Basford*, Judy Olson, and Nan Fey.

*Michael Basford Chaired the meeting.

Staff Present: Mark Olinger, Rebecca Cnare, and Linda Horvath.

2. APPROVAL OF MINUTES from the meeting of November 12, 2007

Michael Basford reminded Committee members and the public that they are continuing to operate under the suspension of the rules to allow informal consideration of the items on the agenda. This suspension of the rules enables the Chair and members of the Committee to speak more freely than Roberts Rule's of Order would normally allow in order to obtain additional information from individuals with particular knowledge of the issues and other plans in the area.

On a motion by Cnare, seconded by Olson, the Plan Commission Committee unanimously approved the minutes from The November 12 meeting, with one correction in item #3, That Dick Wagner lives at 739 Jenifer Street (Not 239 Jenifer Street).

3. COMMITTEE DISCUSSION AND DECISION MAKING TO RESOLVE DIFFERENCES IN HEIGHT AND OTHER RECOMMENDATIONS WITHIN THE PLANS

Michael Basford asked city staff and others present to illustrate/explain the 30-degree angle setback on the 600, 700, 800, and 1000 blocks of East Mifflin Street. Mark Olinger and Rebecca Cnare gave a brief explanation using the virtual 3-D model. Patrick McDonnell discussed the deliberations of the 30-degree angle concept within the Tenney-Lapham Plan.

The Committee also discussed the subject of bonuses, and what types of amenities could trigger the upper level allowances for height. The committee discussed the various heights of buildings on the Avenue, as well as throughout the City of Madison. The committee discussed the previous public process of the EWBUILD process and the usefulness and/or limitations of the virtual model.

The following public was at the meeting and were invited to participate, and recognized by the Chair, in the discussion under the suspension of the rules:

- David Waugh, 1213 E Mifflin Street, speaks in neither support or opposition, and is available to answer questions and provide input to the committee
- Phyllis Wilhelm, 21-11 Timbershaw Dr, Lake Carroll, IL, speaks in support of the Capital Gateway Corridor Plan, and is available to provide input to the committee.
- Dick Wagner 739 Jenifer Street, speaks in neither support or opposition, and is available to answer questions and provide input to the committee
- Curt Brink, 101 Acadia Drive, Madison, speaks in neither support or opposition, and is available to answer questions and provide input to the committee
- Johanna Coerner, 1340 Spaight Street, speaks in neither support or opposition, and is available to answer questions and provide input to the committee

- John Martens, 4118 Hegg Ave, speaks in neither support nor opposition, and is available to answer questions and provide input to the committee
- Tom Marling, 1801 East Washington Ave, speaks in neither support nor opposition, and is available to answer questions and provide input to the committee
- Patrick McDonnell, 441 N Paterson Street, speaks in neither support nor opposition, and is available to answer questions and provide input to the committee
- Marsha Rummel, 1029 Spaight Street, speaks in neither support or opposition, and is available to answer questions and provide input to the committee

On a motion by Cnare, seconded by Olson, the committee unanimously made the following recommendations, subject to confirmation after the December 1 tour of the Avenue:

600 Block Mifflin Street Side:

- **Block 1a: 30-degree setback from the top of the facade**
- **Block 1b: 8 story maximum**

700 Block Mifflin Street Side:

- **Block 2a: 30-degree setback from the top of the facade**
- **Block 2b: undetermined – tabled until later date**

800 Block: Mifflin Street Side:

- **Block 3a: 30-degree setback from the top of the facade**
- **Block 3b: undetermined – tabled until later date**

900 Block: Breese Stevens – no determination needed

1000 Block Mifflin Street Side:

- **Block 4a: 30-degree setback from the top of the facade**
- **Block 4b: undetermined – tabled until later date**

1100 Block Mifflin Street Side:

- **Block 5a: 3 story maximum**
- **Block 5b: 3 story maximum**

1200 Block Mifflin Street Side:

- **Block 6a: 3 story maximum**
- **Block 6b: 3 story maximum**

1300 Block Mifflin Street Side:

- **Block 7a: 3 story maximum**
- **Block 7b: 8 story maximum**
- **Block 7c: 3 story maximum**
- **Block 7d: 8 story maximum**

1400 Block: Mifflin Street Side:

- **Block 8a: 8 story maximum**
- **Block 8b: 4 story maximum**

1500 Block: Mifflin Street Side

- **Block 9: 8 story maximum**

4. BUSINESS BY MEMBERS

The Committee reaffirmed and confirmed the scheduled tour of the study area for Saturday December 1, 2007 at 9:00 a.m. The Committee and the interested public are to meet at EVP Coffee, 1250 East Washington Avenue, Madison WI 53703. (Located at the corner of Baldwin Street and East Washington Avenue.)

5. AGENDA ITEMS FOR FUTURE MEETINGS

Continued discussion of bulk standards and Building Heights.

6. ADJOURNMENT

On a motion by Cnare, seconded by Olson, the Committee adjourned at 8:10 p.m.