



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

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

Monday, October 22, 2007

5:30 p.m.

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

1. ROLL CALL

Present: Tim Gruber, Lauren Cnare, Michael Basford, Judy Olson and Nan Fey (alternate).

Excused: Beth Whittaker.

Staff Present: Rebecca Cnare, Mark Olinger, Linda Horvath, Michael Gay, Brad Murphy and Michael Waidelich.

2. ELECTION OF CHAIR AND VICE CHAIR

On a motion by Cnare, seconded by Olson, Michael Basford was elected to Chair the Committee by unanimous consent. On a motion by Cnare, seconded by Gruber, Judy Olson was elected as Vice Chair by unanimous consent.

3. STAFF PRESENTATIONS ON THE RELEVANT PLANS

a. Yahara River Corridor Plan and East Rail Corridor Plan

Michael Waidelich presented the recommendations from the Yahara River Corridor Plan and the East Rail Corridor Plan.

b. Draft Tenney-Lapham Neighborhood Plan

Linda Horvath presented the recommendations from the Draft Tenney-Lapham Neighborhood Plan focusing on the differences between the draft plan and the Draft Capitol Gateway Corridor Plan.

c. Draft Capitol Gateway Corridor Plan

Mark Olinger presented the recommendations from the Capitol Gateway Corridor Plan.

5. COMMENTS FROM REPRESENTATIVES OF AFFECTED NEIGHBORHOODS

Following the presentations, the following individuals spoke.

Dick Wagner, 739 Jenifer St. spoke in support of some of the recommendations contained within the plan, and in opposition to other recommendations. In particular, he indicated that he thought some of the building heights were a little too tall and that it would be difficult to regulate the design of individual buildings by use of some of the design guidelines contained in the plan.

Patrick McDonnell, 441 N. Paterson St., representing the Tenney-Lapham Neighborhood Association, speaking neither in support nor opposition, stated that the changes made to the draft plan related to the transportation recommendations were positive. He also stated that the Tenney-Lapham Neighborhood Plan does not contain specific building façade height recommendations, and that he would be comfortable with those contained within the Draft BUILD Plan.

David Waugh, 1213 E. Mifflin St., a member of the BUILD Committee, and representing the Tenney-Lapham Neighborhood Association, speaking neither in support nor opposition, indicated that he would be comfortable starting with the building heights recommended in the Draft Tenney-Lapham Plan, and with additional heights being accommodated as incentives in exchange for the individual developments providing something back to the community. He also indicated that the only real substantive conflict between the plans are the building heights on three blocks.

John Coleman, 413 S. Dickinson St., representing the Marquette Neighborhood Association, speaking neither in support nor opposition, stated that the small building setbacks on Main Street were a problem, as well as the heights adjacent to Main Street. He also recommended that the process provide greater opportunities for dialogue between stakeholders and the committee.

Ald. Marsha Rummel, 1029 Spaight St., representing the 6th Aldermanic District, speaking neither in support nor opposition, indicated that she likes the 8-story building height recommendations for East Washington Avenue. She also expressed concerns about the process and the recommendations related to the Yahara River Corridor and Main Street Corridor.

John Hendrick, 1315 Spaight St., County Board Supervisor, speaking neither in support nor opposition, indicated that he supported the 8-story building heights as recommended in the East Rail Corridor Plan.

Peter Wolff, 945 Jenifer St., speaking neither in support nor opposition, expressed concerns about the process and asked that the committee provide opportunities for a discussion to occur with stakeholders.

Robert Horowitz, 6217 N. Highlands Ave., a member of the BUILD Committee, indicated that the committee spent considerable time and effort working through the recommendations for the corridor with assistance from the consultants and City staff. He stated that the committee had the most difficulty with the 600-900 Blocks where building heights are recommended at 12-15 stories. He spoke in support of the draft plan recommendations.

Beth Cunnestra, 2114 E. Mifflin St., representing the Emerson-East Neighborhood Association and a member of the BUILD Committee, spoke in support of the committee's recommendations. She emphasized that the committee spent considerable time and effort working through the recommendations and that it seemed like the Plan Commission committee was being asked to repeat the work that the committee had already completed.

Others in attendance but not speaking included:

- Brad Mullins
- Ald. Brenda Konkel
- Susan Schmitz
- Ann Gullickson, Metro Transit

6. BEGIN DISCUSSION OF LAND USE RECOMMENDATIONS

The Committee decided to not begin the discussion on land use recommendations and to carry this item over to the next meeting scheduled for October 30, 2007. The Committee also indicated that they would further discuss process considerations at that meeting.

7. ADJOURNMENT

The meeting was adjourned at 7:40 p.m.