



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, April 23, 2007

5:30 PM

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

ROLL CALL

Present: Brenda K. Konkel, Lauren Cnare, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll, Michael A. Basford, Kelly A. Thompson-Frater and Beth A. Whitaker

Excused: Judy Bowser

Fey was chair for the meeting.

Staff present: Brad Murphy & Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Joe Gromacki & Dan Rolfs, Economic & Community Development Division; Rebecca Cnare, Mayor's Office.

MINUTES OF THE April 9, 2007 MEETING

A motion was made by **Boll**, seconded by **Cnare**, to Approve the Minutes. The motion passed by acclamation.

SCHEDULE OF MEETINGS

May 7, 21 and June 4, 18, 2007

UNFINISHED BUSINESS

- [05935](#) Approving the Redevelopment Plan and District Boundary for the Badger-Ann-Park Redevelopment District.
The Plan Commission recommended adoption of the redevelopment plan with the following conditions:
 - That the resolution be renumbered in sequence, and;
 - That the Comprehensive Plan objectives listed in the April 23, 2007 memo from Joe Gromacki and Dan Rolfs to the Plan Commission be incorporated into the redevelopment plan document.

A motion was made by Konkel, seconded by Davis, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

DISCUSSION ITEM

- [05757](#) Discussion of policy regarding the mix of unit types in new multi-family development proposals.
The Plan Commission referred this matter until the Housing Market Study being overseen by the Inclusionary Zoning Oversight Committee is completed.

A motion was made by Thompson-Frater, seconded by Cnare, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

Speaking during consideration of this matter was Bob Holloway, 360 W. Washington Avenue #212.

NEW BUSINESS

3. [06077](#) Determining a Public Purpose and necessity and adopting a Relocation Order for the City of Madison to acquire necessary land interests required for the planned public bike path, stream bank improvements for the Starkweather Creek West Branch and Clyde Gallagher Avenue reconstruction improvements and authorizing the Mayor and City Clerk to sign all documents necessary to accomplish the acquisition of said land interests. (15th AD)
- A motion was made by Cnare, seconded by Thompson-Frater, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
4. [06110](#) Authorizing the execution of an Agreement for Installation Operation, Maintenance and Repair of Photovoltaic System with Madison Gas and Electric Company for the siting of a demonstration photovoltaic system at the Irwin A. and Robert D. Goodman Swimming Pool property located at 325 West Olin Avenue.
- A motion was made by Cnare, seconded by Thompson-Frater, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by the following vote:**
- Excused:** 1 - Bowser
- Recused:** 1 - Boll
- Aye:** 7 - Konkel, Cnare, Ohm, Davis, Basford, Thompson-Frater and Whitaker
- No:** 0 -
- Non Voting:** 1 - Fey
5. [06119](#) Authorizing the Mayor and City Clerk to execute a lease with Community Action Coalition of South Central Wisconsin, Inc. for a portion of the public greenway within Lucy Lincoln Hiestand Park, located at 1653 Frisch Road, for use as community gardens.
- The Plan Commission recommended approval of the resolution with the following revision:*
- That a Whereas clause be added at the beginning of the resolution that reads: "Whereas under the City's Comprehensive Plan, the City encourages the establishment of permanent community gardens on City-owned land or in City parks where possible; and..."*
- A motion was made by Ohm, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**

6. [06122](#) Authorizing the Mayor and City Clerk to execute a lease with Community Action Coalition of South Central Wisconsin, Inc. for a portion of the public greenway located at 3501 Hargrove Street for use as community gardens.
- The Plan Commission recommended approval of the resolution with the following revision:*
- That a Whereas clause be added at the beginning of the resolution that reads: "Whereas under the City's Comprehensive Plan, the City encourages the establishment of permanent community gardens on City-owned land or in City parks where possible; and..."
- A motion was made by Ohm, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
7. [06115](#) Authorizing a Request for Proposals for the Reuse and Rehabilitation of the Garver Feed Mill.
- A motion was made by Konkel, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.**
- Registered in support and available to answer questions were: Bill Barker, 830 Terry Place, Chair, Garver Building Reuse Committee; Mark McFadden, 513 Elmside Boulevard, Member, Garver Building Reuse Committee, and; Roberta Sladky, Olbrich Botanical Gardens, 3330 Atwood Avenue.*

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments

8. [05799](#) Creating Section 28.06(2)(a)3252. of the Madison General Ordinances rezoning property from R4 General Residence District to R5 General Residence District. Proposed Use: 18-Unit Apartment Building; 9th Aldermanic District: 602 Bear Claw Way.
- Referred pending a neighborhood meeting.*
- A motion was made by Boll, seconded by Ohm, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**
9. [05902](#) Creating Section 28.06(2)(a)3256. of the Madison General Ordinances rezoning property from R1 Single-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3257. 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: Family Resource Center; 20th Aldermanic District : 5029 Raymond Road.
- Referred at the request of the applicant.*

A motion was made by Cnare, seconded by Ohm, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.

10. [05903](#) Creating Section 28.06(2)(a)3258. of the Madison General Ordinances rezoning property from O-2 Business and Professional Office District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3259. 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 Apartment Building & Build 64-Unit Apartment Building; 5th Aldermanic District: 1815 University Avenue.

Referred pending Urban Design Commission recommendation.

A motion was made by Boll, seconded by Ohm, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.

11. [05904](#) Creating Section 28.06(2)(a)3260. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3261. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Demolish Residential Structure & Build 5-Story, 48-Unit Apartment Building; 4th Aldermanic District: 22 East Dayton Street.

Referred at the request of the applicant to the May 7, 2007 Plan Commission.

A motion was made by Thompson-Frater, seconded by Boll, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.

12. [05905](#) Creating Section 28.06(2)(a)3262. 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: 8-Building, 36-Unit Condominium Development; 3rd Aldermanic District: 610 Hercules Trail.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Ohm, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

Registered in support of the project and available to answer questions was Brian Munson, Vandewalle & Associates, 120 E. Lakeside Street, representing the applicants, Veridian Homes.

Conditional Uses/ Demolition Permits

13. [06069](#) Consideration of a conditional use to allow construction of an 18-unit townhouse building at 602 Bear Claw Way. 9th Ald. Dist.
Referred pending a neighborhood meeting.
- A motion was made by Boll, seconded by Cnare, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
14. [06222](#) Consideration of a demolition permit to allow four residences to be demolished for future redevelopment at 308, 312, 318, and 334 Dow Court. 4th Ald. Dist.
The Plan Commission determined that the demolition standards could not be met by this request.
- A motion was made by Boll, seconded by Konkel, to Place On File Without Prejudice. The motion passed by acclamation.**
- Speaking in support of the demolitions was Doug Hursh, Potter Lawson, Inc., 15 Ellis Potter Court, Madison, representing the applicants, J.H. Findorff & Son.*
- Registered to speak in support of the request but not present when the matter was called were Rosemary Lee, 111 W. Wilson Street, and Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.*
15. [06223](#) Consideration of a complaint against an approved conditional use located at 2508 South Stoughton Road. 16th Ald. Dist.
- A motion was made by Boll, seconded by Basford, to Accept -- The Plan Commission found reasonable probability that a violation of this conditional use exists and that a public hearing be scheduled. The motion passed by acclamation.**
- Speaking in regard to the conditional use violations was Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.*

Subdivision

16. [06224](#) Approval of a certified survey map within the City's extraterritorial jurisdiction creating two lots at 5756 Portage Road in the Town of Burke.
- The Commission found that the non-agricultural extraterritorial land division criteria were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Boll, seconded by Cnare, to Approve. The motion passed by acclamation.**
- Registered in support of the land division was the applicant, Dan Orvick, 5768 Portage Road.*

BUSINESS BY MEMBERS

Sarah Davis announced that she is leaving the Plan Commission for personal reasons once the Mayor's Office announces her replacement.

Ald. Konkel asked the Plan Commission members to consider how they wanted the Plan Commission represented on the Inclusionary Zoning Oversight Committee and Tax Incremental Financing Policy Ad Hoc Committee. She also forewarned that

replacements would be needed for the Plan Commission representatives to the Long Range Transportation Planning Commission and Plan Commission Subcommittee on Demolition Standards. Thompson-Frater indicated that she might be interested in serving on the TIF Committee.

James Boll expressed his thanks and best wishes to Sarah Davis and Ald. Konkel on the occasion of their pending departures from the Plan Commission.

Kelly Thompson-Frater announced that she would be in San Antonio, Texas presenting the Allied Drive charrette to the national meeting of the American Institute of Architects during the May 7 Plan Commission meeting.

Ald. Cnare asked staff to add standard language regarding Comprehensive Plan recommendations on community gardens to future resolutions. Brad Murphy indicated that he would forward that request to the appropriate City staff.

COMMUNICATIONS

None

SECRETARY'S REPORT

Brad Murphy noted the upcoming matters for the Plan Commission.

Upcoming Matters - May 7, 2007

- 1518 North Stoughton Road - demolish gas station, expand car lot
- 149 Waubesa Street - parking reduction for Good man Community Center
- 5320 Lake Mendota Drive - demolish single-family house to build a new single-family house on lakefront lot
- 2809 Royal Avenue - M1 to C3 for future development
- Annexation of lands at 6971 Midtown Road in the Town of Verona
- Annexation of lands owned by Cherokee Park, Inc. in the Town of Westport

Upcoming Matters - May 21, 2007

- 302 Cross Oak Drive - PUD for 24 townhouse units
- 6500 Normandy Lane - PUD for 91-unit condominium
- 402 Glen Highway - demolish single-family house to build new single-family house
- 11 North Allen Street - conditional use for outdoor eating area

ANNOUNCEMENTS

Nan Fey announced that Jeanne Hoffman had her baby on Friday, April 20, 2007 and that Rebecca Cnare from the Planning Division would be filling in for Jeanne during her maternity leave.

She also noted the naming of the two new Council members of the Plan Commission, Julia Kerr and Tim Gruber.

ADJOURNMENT

A motion was made by Konkel, seconded by Boll, to Adjourn at 6:40 p.m. The motion passed by acclamation.