



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, September 19, 2005

5:30 PM

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

ROLL CALL

Fey was chair for this meeting. Davis arrived following approval of the minutes.

Present: Brenda K. Konkol, Lauren Cnare, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll, Judy Bowser, Albert Lanier, Michael Forster Rothbart and Kelly A. Thompson-Frater

Excused: Kenneth Golden and Ruth Ethington

Staff present: Mark A. Olinger, Secretary; Brad Murphy and Tim Parks, Planning Unit.

MINUTES OF THE AUGUST 22, 2005 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: October 10, 24; November 7, 21; December 5, 2005.

The Plan Commission scheduled Comprehensive Plan working sessions for September 22 and 29, and October 6, 2005.

SPECIAL ITEM OF BUSINESS-5:30 p.m.

Presentation of Planning Efforts by Cherokee Park Inc.

Bill White, 2708 Lakeland Avenue, and Tim Anderson, Schreiber Anderson Associates, 717 John Nolen Drive, gave an informational presentation regarding efforts to develop a development plan for the undeveloped lands owned by Cherokee Park, Inc. near Cherokee Country Club. Also present and available to answer questions was Randy Kyle, Cherokee Park, Inc., 5317 Arapahoe Lane.

UNFINISHED BUSINESS

- [01551](#) Accepting the Report of the Board of Estimates Subcommittee on Tax Incremental Finance (TIF).
The Plan Commission referred this item to a future meeting, either as a discussion at an upcoming regularly scheduled meeting or a special meeting with date to be determined.
A motion was made by Bowser, seconded by Boll, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

Speaking in support of the item were Susan Schmitz, 210 Marinette Trail, representing Downtown Madison, Inc., and Marsha Rummel, 1618 Jenifer Street.

ROUTINE BUSINESS

Present: Brenda K. Konkol, Lauren Cnare, Nan Fey, Sarah Davis, James C. Boll, Judy Bowser, Albert Lanier, Michael Forster Rothbart and Kelly A. Thompson-Frater

Excused: Kenneth Golden, Brian W. Ohm and Ruth Ethington

2. [01801](#) Vacate/discontinue Kelab Drive, formerly known and platted as Hilldale Drive by the Kelab Replat, from Segoe Road to the northeasterly terminus, in the City of Madison, Wisconsin. (11th AD)
A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

3. [01969](#) To Vacate/Discontinue Moulton Court, declare portions of Eastwood Drive and South First Street as surplus right-of-way and authorize the Mayor and City Clerk to execute all necessary documents associated with both actions. (6th AD)
A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

4. [01921](#) Authorizing the Common Council to accept ownership from Park Street Partners and the South Madison Metropolitan Planning Council of five (5) decorative gardens within median areas of South Park Street. 13th Ald. Dist.
A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

5. [01940](#) Authorizing the Mayor and City Clerk to execute a release of the Public Sanitary Sewer easement in and over Lot 14, Countryside Addition, also know as 5929 University Avenue, Madison, Wisconsin. 19th Ald. Dist.
A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

6. [01968](#) Accepting the release of existing easements from Madison Metropolitan Sewerage District and authorizing the grant of new easements to Madison Metropolitan Sewerage District for the Northeast Interceptor Pflaum Road Sanitary Sewer Replacement Project. 16th Ald. Dist.
A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

NEW BUSINESS

- 7. [01821](#) Authorizing the issuance of \$37,330,000 General Obligation Promissory Notes, Series 2005-A, of the City of Madison, Wisconsin, providing the details thereof, establishing interest rates thereon and levying taxes therefor.

A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.

- 8. [02001](#) Authorizing the issuance of \$4,380,000 Taxable General Obligation Promissory Notes, Series 2005-B, of the City of Madison, Wisconsin, providing the details thereof, establishing interest rates thereon and levying taxes therefor.

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

Excused: 2 - Golden, Ohm and Ethington

Aye: 7 - Cnare, Davis, Boll, Bowser, Lanier, Forster Rothbart and Thompson-Frater

No: 1 - Konkel

Non Voting: 1 - Fey

PUBLIC HEARING-6:00 p.m.

Present: Brenda K. Konkel, Lauren Cnare, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll, Judy Bowser, Albert Lanier, Michael Forster Rothbart and Kelly A. Thompson-Frater

Excused: Kenneth Golden and Ruth Ethington

Zoning Map Amendments/Subdivisions

- 9. [01626](#) Creating Section 28.06(2)(a)3114. of the Madison General Ordinances rezoning property from Temp A Agriculture District to C1 Limited Commercial District.

Proposed Use: Future Commercial Use; 5434 Commercial Avenue: 17th Aldermanic District.

Approval recommended as a substitute rezoning to R4 (General Residence District) subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support and wishing to speak was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street #800, representing the applicant, Lynn Goldade Ziegler.

- 10. [01627](#) Creating Section 28.06(2)(a)3115. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a) 3116. 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 Existing Structure and Build Convenience Store with Gas Sales; 401 North Third Street: 12th Aldermanic District.

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

- That the hours of operation of the gasoline pumps, diesel pumps and convenience store be limited to 5 AM to 12 AM (midnight) daily.
- That the hours of operation of the car wash be limited to 6 AM to 10 PM daily.
- That condition #2a of the Planning Unit report be revised to remove all parking along the eastern property line, regardless of the number of spaces.
- That condition #4 of the Traffic Engineer's report be revised to state that the N. Third Street driveway be located as far north as possible to provide the maximum buffer for adjoining properties as possible.
- That the Traffic Engineer work with the neighborhood on a study about mitigating traffic impacts on N. Third Street.
- That the applicant employ vapor recovery systems at all fuel pumps.
- That signs be posted prominently throughout the property asking patrons to turn off car stereo systems while using the station.
- That the applicant foster friendly relations and continue efforts to work with East High School community on trash collection issues and involving students in productive efforts to keep the park clean.

A motion by Ohm to amend the motion to include language asking the applicant to explore the use of security cameras to address some of the concerns raised by neighborhood residents about security in the park failed.

A motion by Lanier to amend the motion to reduce the number of car wash bays from two to one also failed.

A motion was made by Bowser, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Excused: 1 - Golden and Ethington

Aye: 7 - Konkel, Cnare, Ohm, Davis, Bowser, Lanier and Forster Rothbart

No: 1 - Boll

Non Voting: 2 - Fey and Thompson-Frater

Speaking in support of the project were: Randy Manning, PDQ Food Stores, Inc., PO Box 620997, Middleton; Christopher Thiel, Schreiber Anderson Associates, 717 John Nolen Drive, representing PDQ; Lisa Goodman, 1902 E. Dayton Street; Gail Piper, 1909 E. Dayton Street, and; Robert Gibbons, 1950 E. Washington Avenue, representing the Emerson East Neighborhood Association Development Project Management Team. Speaking in opposition to the project were: Ben Brown, 213 N. Third Street; Beth Cannestra, 2114 E. Mifflin Street; Jason Saari, Adams Outdoor Advertising, 102 E. Badger Road, regarding the condition of approval to remove the billboard located on the property at the end of the current lease term; Marlys Macken, 2129 E. Johnson Street; Susan Rosenberg, 205 N. Third Street; Lauren Curkeet, 2105 E. Johnson Street; Mrill Ingram, 217 N. Third Street; Steve Kean, 2206 E. Johnson Street, and; Steve Vincent, 301 N. Third Street, Apt. 205. Also speaking about the project was Ald. Brian Benford, 2334 E. Washington Avenue, representing the 12th

District. Registered in opposition but not wishing to speak was Sabrina Santa Clara, 205 N. Third Street.

11. [01702](#) Creating Section 28.06(2)(a)3117 of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to C3 Highway Commercial District. Proposed Use: New Credit Union with Drive-Up Tellers; 5th Aldermanic District: 1433 Monroe Street
- The Plan Commission referred this matter to the Urban Design Commission and Pedestrian, Bicycle and Motor Vehicle Commission for advisory recommendations.*
- A motion was made by Forster Rothbart, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**
12. [01866](#) Consideration of a conditional use for a new credit union building with drive-thru service located at 1433 Monroe Street. 5th Ald. Dist.
- The Plan Commission referred this matter to the Urban Design Commission and Pedestrian, Bicycle and Motor Vehicle Commission for advisory recommendations.*
- The Commission encouraged the applicant to consider reducing the amount of off-street parking proposed and to consider relocating the proposed building closer to the street.*
- A motion was made by Forster Rothbart, seconded by Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
- Speaking in support of the rezoning and conditional use was Bill Rattunde, PLANNING Design Build, 901 Deming Way, representing UW Credit Union. Also speaking about this project was Ald. Robbie Webber, 2613 Stevens Street, representing the 5th District . Registered in support of the project were: Brad McClain, UW Credit Union, 3500 University Avenue; Gary Brown, UW Madison Director of Planning, 610 Walnut Street, and; Lisa Aumann, PLANNING Design Build, 901 Deming Way.*
13. [01703](#) Creating Section 28.06(2)(a)3118 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)3119 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: Remodel Existing Religious Student Center & Build 6-Story Student Center with 44 Dwelling Units; 8th Aldermanic District: 731 State Street.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the following conditions:*
- That the Inclusionary Dwelling Unit Plan for this project be brought back before the Plan Commission for approval prior to the recording of the PUD.*
 - That all windows on Floors 4 and above on the State Street (north) wall and on Floors 2 and above on the Murray Street (west) wall of the building be triple-paned glass.*
 - That the location of this planned unit development in relation to the 700 and 800 blocks of State Street (State Street Mall) shall not be used as a reason, standard or criteria to deny a City of Madison Street Use Permit or City of Madison Mall/ Concourse Electrical / Amplification Permit for any event to be held in the 700 or 800 block of State Street. Notification to this effect shall be included in all residential leases on this property, the*

exact language for which shall be approved by the City Attorney.

A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Excused: 1 - Golden and Ethington

Aye: 7 - Konkel, Cnare, Ohm, Davis, Boll, Bowser and Forster Rothbart

No: 1 - Lanier

Non Voting: 2 - Fey and Thompson-Frater

Speaking in support of the project were Charles Oewel, CFC Corporation, 1606 Juanita Lane, Suite A, Belvedere, California and Ald. Austin King, 502 N. Henry Street, representing the 8th District. Registered in support and available to answer questions were Ed and Wendi Sue, Sue Architects, 500 E. 8th Street, Oakland, California; Ted Schmidt and Mark Elsdon, Pres House, 731 State Street; Tom Schwei, 2845 Dover Circle, and; Gary Brown, UW Madison Director of Planning, 610 Walnut Street. Registered in support but not wishing to speak were Richard Wagner, 739 Jenifer Street representing the Saint Paul's Building Committee and Ald. Noel Radomski, 5521 Terre Haute Avenue, representing the 19th District.

14. [01706](#) Creating Section 28.06(2)(a)3120 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: 16 Townhouse Apartments; 3rd Aldermanic District: 528-558 Apollo Way.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Bowser, seconded by Lanier, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
- Registered in support of the project and wishing to speak were Don Esposito and Roger Guest, Veridian Homes, 6801 South Towne Drive.*
15. [01707](#) Creating Section 28.06(2)(a)3121 of the Madison General Ordinances rezoning property from A Agriculture District to R4 General Residence District. Proposed Use: Neighborhood Center; 19th Aldermanic District: 55 South Gammon Road.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**
16. [01867](#) Consideration of a conditional use for a neighborhood center on the Madison Memorial High School and Jefferson Middle School site located at 55 South Gammon Road. 19th Ald. Dist.
- The Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Bowser, seconded by Boll, to Approve. The motion passed by acclamation.**

Registered in support and wishing to speak were: Paul Terranova, 1236 Spaight Street #2; Douglas Kozel, 621 Williamson Street, and; Michael Christopher, 2 E. Mifflin Street, all representing the Wexford Ridge Neighborhood Center. Registered in support but not wishing to speak were: Dcontra Green, 2413 Parker Place; Tony Dickerson & Trent Sweatman, 1852 Fisher Street; Barb Olsen, 6805 Colony Drive; Ruth Roberts, 3726 Gregory Street and Johnny Winston, Jr., 502 Traveler Lane, representing the Madison Metropolitan School Board; Janet House, 7150 Tree Lane, Jackie Hayes, 54 S. Gammon Road, and April Miller, 7011 Flower Lane, all representing the Wexford Ridge Neighborhood Center and Women Rise Up; Frances L. Grugel, 1 White Pine Trail; Jason Aven, 738 Moore Street, Beloit, and; LuAnn Quella, 10 Norwalk Circle.

17. [01714](#) Creating Section 28.06(2)(a)3122 of the Madison General Ordinances rezoning property from R1 Single-Family Residence District to R3 Single-Family and Two-Family Residence District. Proposed Use: 16 Duplex Lots & 1 Single Family Lot; 16th Aldermanic District: 4601 & 4613 East Buckeye Road

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

-That the Inclusionary Dwelling Unit Plan be revised to provide units at two AMI levels as required by the Zoning Ordinance.

-That front-loaded garages be side-loaded with shared driveways where possible.

A motion was made by Ald. Cnare, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

18. [01868](#) Consideration of a demolition permit to demolish a house located at 4613 East Buckeye Road. 16th Ald. Dist.

The Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Ald. Cnare, seconded by Bowser, to Approve. The motion passed by acclamation.

19. [01869](#) Approving the preliminary/final plat known as Buckeye Meadows located at 4601-4613 East Buckeye Road. 16 Ald. Dist.

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

-That the Inclusionary Dwelling Unit Plan be revised to provide units at two AMI levels as required by the Zoning Ordinance.

-That front-loaded garages be side-loaded with shared driveways where possible.

-That the final plat be revised to include "and public access purposes" to the dedication note for Outlot 1.

A motion was made by Ald. Cnare, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by acclamation.

Speaking in support of the project were Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street #800 and Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton, both representing the applicant, Miller Construction. Also speaking on the project was Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District. Registered in opposition and wishing to speak was Damien William, 4522 E. Buckeye Road. Mr. William left prior to the hearing of this case.

Present: Brenda K. Konkel, Lauren Cnare, Nan Fey, Sarah Davis, James C. Boll, Judy Bowser, Albert Lanier, Michael Forster Rothbart and Kelly A. Thompson-Frater
Excused: Kenneth Golden, Brian W. Ohm and Ruth Ethington

20. **01852** Creating Section 28.06(2)(a)3125 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)3126 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 (Specific Implementation Plan) District. Proposed Use: 10 Townhouse Units; 7th Aldermanic District: 7449 East Pass.

Approval recommended as a substitute to amend the PUD-SIP only subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Bowser, seconded by Lanier, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Excused: 2 - Golden, Ohm and Ethington

Aye: 7 - Konkel, Cnare, Davis, Boll, Bowser, Lanier and Thompson-Frater

No: 1 - Forster Rothbart

Non Voting: 1 - Fey

Speaking in support of the project were Don Esposito, Veridian Homes, 6801 South Towne Drive and David Hull, Glacier Ridge Neighborhood Association, 7206 Blue Maple Trail. Also speaking in support was Ald. Zach Brandon, 3526 Mammoth Trail, representing the 7th District. Registered in support and available to answer questions was Roger Guest, Veridian Homes, 6801 South Towne Drive.

Annexation

Present: Brenda K. Konkel, Lauren Cnare, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll, Judy Bowser, Albert Lanier, Michael Forster Rothbart and Kelly A. Thompson-Frater

Excused: Kenneth Golden and Ruth Ethington

21. [01878](#) Petition dated July 25, 2005 from L. & P. Roe re: direct annexation from the Town of Blooming Grove to the City of Madison.

Accept the petition

A motion was made by Boll, seconded by Lanier, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. The motion passed by acclamation.

22. [01841](#) Creating Section 15.01(551) of the Madison General Ordinances entitled City Boundaries and being part of the chapter entitled Aldermanic Districts and Wards annexing to the Sixteenth Aldermanic District the Roe Annexation and assigning a temporary zoning classification of A Agriculture District, and

amending Section 15.02(131) of the Madison General Ordinances to add the annexed property to Ward 131.

A motion was made by Boll, seconded by Lanier, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by acclamation.

Registered in support and wishing to speak was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street #800, representing the Roe family.

Conditional Uses/ Demolition Permits

23. [00472](#) Request of the Common Council to address a noise complaint relating to an approved conditional use located at 1421 Regent Street for a restaurant/bar outdoor eating area operating on UW home football game Saturdays. 13th Ald. Dist.
- The Plan Commission found that the property did not violate City noise restrictions and approved the minor alterations to the approved site plan requested by the applicant to change the location of the serving areas and toilets.*
- A motion was made by Davis, seconded by Boll, to Approve. The motion passed by acclamation.**
- Speaking in support of this item was Rod Ripley, 5625 Cobblestone Lane, Waunakee, representing Lucky's Bar and Grille. Registered in support and available to answer questions were: Hans Bercherding, 1524 Jefferson Street; Julia Kerr, 1626 Madison Street and Fraser Gurd, 1526 Jefferson Street, both representing the Vilas Neighborhood Association, and; Chuck Erickson, 1541 Jefferson Street.*
24. [01870](#) Consideration of a conditional use for a multi-unit Planned Residential Development located at 6001 Canyon Parkway. 16th Ald. Dist.
- A motion was made by Boll, seconded by Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
25. [01871](#) Consideration of a conditional use for an outdoor eating area for an existing bowling center located at 13 Atlas Court. 3rd Ald. Dist.
- The Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials, including the removal of condition #1 of the Planning Unit report regarding outdoor amplified music or sound.*
- A motion was made by Ald. Konkell, seconded by Boll, to Approve. The motion passed by acclamation.**
- Speaking in support of this request was Robin Goldberg, Dream Lanes, 13 Atlas Court, the applicant.*
26. [01872](#) Consideration of a conditional use for an outdoor eating area for an existing restaurant/tavern located behind the existing business located at 523 State Street. 4th Ald. Dist.
- The Commission found that the standards 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 Bowser, to Approve. The motion passed by acclamation.

Speaking in support of the project was Gregg Hinkley, 521 State Street. Registered in support and available to answer questions was Gary Garten, 523 State Street, the applicant.

27. [01873](#)

Consideration of a conditional use for an outdoor eating area for a proposed restaurant/tavern located at 317-319 West Gorham Street. 4th Ald. Dist.

The Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Bowser, seconded by Boll, to Approve. The motion passed by acclamation.

Registered in support and available to answer questions were David Jennerjahn, 2550 W. Berteau Avenue, Chicago, Illinois, the applicant; Jim Powers, 42 Fuller Drive, and; Brandon King, Urban Land Interests, 1 N. Pinckney Street.

28. [01874](#)

Consideration of a conditional use/demolition permit to demolish an existing building and construct a new multi-tenant building that will contain a contractors business located at 6600 Watts Road. 1st Ald. Dist.

The Commission found that the standards 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 Bowser, to Approve. The motion passed by acclamation.

29. [01875](#)

Consideration of a demolition permit to demolish an existing house and to construct a new house located at 4802 Major Avenue. 15th Ald. Dist.

The Commission found that the standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Bowser, seconded by Ald. Cnare, to Approve. The motion passed by acclamation.

Registered in support and available to answer questions were John Avery and Dawn Jacobson, 4802 Major Avenue, the applicants.

30. [01876](#)

Consideration of a conditional use for a garage in excess of the size allowed in a residential district located at 1922 Sachtjen Street. 12th Ald. Dist.

The Commission found that the standards 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 Bowser, to Approve. The motion passed by the following vote:

Excused: 1 - Golden and Ethington

Aye: 7 - Cnare, Ohm, Davis, Boll, Bowser, Lanier and Forster Rothbart

No: 1 - Konkel

Non Voting: 2 - Fey and Thompson-Frater

Registered in support and available to answer questions was Todd J. Donkle, 1922 Sachtjen Street, the applicant.

Zoning Text Amendments

31. [01359](#) Creating Section 28.10(6) of the Madison General Ordinances to establish a Research and Development Center District.
- The Plan Commission requested a strike-through version of the ordinance to review at their next discussion of this text amendment.*
- A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**

BUSINESS BY MEMBERS

Ald. Konkel expressed dissatisfaction with the reports provided by staff regarding a project's conformance with the inclusionary zoning requirements. She noted the age and accuracy of the information contained in the reports and indicated that the Commission should be seeing the marketing plans required by ordinance. She requested a work session for the Commission to discuss inclusionary zoning matters.

Mr. Lanier questioned the applicability of inclusionary zoning in all cases and suggested that a waiver process should be considered for projects of a certain type or in a certain area of the City. Mr. Murphy indicated that a progress report regarding inclusionary zoning is forthcoming and would discuss some of these questions.

Ald. Konkel also commented that she felt that the docket maps and aerial photos included in the Plan Commission packets needed more context. Mr. Murphy indicated that staff would discuss whether any improvements to the maps were possible.

Draft of Zoning Text Amendment on Building Demolitions.

This discussion was held over to a future Commission agenda. Copies of the proposed ordinance amendment should be provided with the materials when this matter will be discussed.

COMMUNICATIONS

Chairwoman Fey commented that she was not aware of the photographs Steve Vincent, 301 N. Third Street #205, indicated he sent her around the August 22, 2005 Plan Commission meeting. (The photos were found in the demolition permit file for 401 N. Third Street.)

There were no other communications.

SECRETARY'S REPORT

Update on Zoning Text Staff Team Activities

Brad Murphy noted the latest ZTAST agenda was included in the Commission's packet of materials.

Land Use Approval Authority Summary

Mr. Murphy also noted that an updated land use approval matrix was included in the Commission's packet of materials.

Upcoming Matters - October 10, 2005 Meeting

- 1833 Winnebago Street - PUD - demolition new apartments
- 7602 Mineral Point Road - PUD/Plat - church site
- 3302 Packers Avenue - Outdoor service (smoking) area
- 802 Regent Street - Outdoor service (smoking) area
- 1802 Beld Street - Demolish house
- 1506 Lakeview Avenue - Demolish house
- 4118 Veith Avenue - New house/lakeshore lot
- 2400 Waunona Way - Expand house/lakeshore lot
- 4635 Odana Road - Utility building - golf course site

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by **Boll**, seconded by **Davis**, to Adjourn at 11:00 PM The motion passed by acclamation.