



City of Madison Meeting Minutes PLAN COMMISSION

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

Monday, June 20, 2005

5:30 PM

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

ROLL CALL

Bowser was chair for this meeting.

Present: Brenda K. Konkol, Kenneth Golden, Judy Bowser, Michael Forster Rothbart and Albert Lanier

Absent: Charles S. Thimmesch

Excused: Lauren Cnare, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll and Ruth Ethington

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Bill Roberts and Tim Parks, Planning Unit; Dan McCormick, Traffic Engineering, and; Hickory Hurie, CBDG.

MINUTES OF THE JUNE 6, 2005 MEETING

A motion was made by Ald. Konkol, seconded by Lanier, to Approve the Minutes . The motion passed by acclamation.

Present: Brenda K. Konkol, Kenneth Golden, Judy Bowser, Charles S. Thimmesch, Michael Forster Rothbart and Albert Lanier

Excused: Lauren Cnare, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll and Ruth Ethington

SCHEDULE OF MEETINGS

Regular Meetings: July 18; August 1, 22; and September 19, 2005

SPECIAL ITEM OF BUSINESS

Presentation by Madison Fire Department on future facility and service needs.

Charles Thimmesch announced that the Fire Department personnel had a conflict and could not attend the meeting. This item was referred by the Commission to its August 2, 2005 meeting at the request of the Fire Department.

NEW BUSINESS

1. [01453](#) Consideration of a request to not construct a public sidewalk on the west side of Southern Ridge Trail. 1st Ald. Dist.
The Plan Commission approved a request to delete the sidewalk on the west side of Southern Ridge Trail subject to a condition that the developer work with the Southern Hills Neighborhood Association to provide an unpaved walking path extending from Midtown Road to the northern extent of Southern Ridge Trail on the adjoining tracts.

A motion was made by Forster Rothbart, seconded by Ald. Golden, to Approve. The motion passed by acclamation.

Speaking in support of the removal of the sidewalk was Rob Christlieb, Gorman & Company, 1244 S Park Street and Stuart Morse, 1716 Dewberry Drive, representing the Southern Hill Condominium Association. Registered in support of the request and available to answer questions was Dennis Epley, 1814 Masters Lane. Registered in support of the request were: Sandy Epley, 1814 Masters Lane; John Schleisman, 1808 Masters Lane; David & Jeannine Muschinski, 1805 Dewberry Drive; Janet Morse, 1716 Dewberry Drive, and; Dolores Bonine Barstad, 1824 Masters Lane.

ROUTINE BUSINESS

2. [01381](#) Accepting a 12-foot wide Public Storm Sewer Easement from The Urban Open Space Foundation across property located at 201 South Ingersoll Street. 6th Ald. District.

A motion was made by Ald. Golden, seconded by Ald. Konkel, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

PUBLIC HEARING-6:00 p.m.

Special Item

3. [01363](#) Adoption of the Wingra Creek Market Study and Redevelopment Plan as a supplement of the South Madison Neighborhood Plan.
The Plan Commission recessed this item pending review by other reviewing bodies.

A motion was made by Ald. Golden, seconded by Ald. Konkel, to Defer. The motion passed by acclamation.

Zoning Map Amendments

4. [00992](#) Creating Section 28.06(2)(a)3095 of the Madison General Ordinances rezoning property from 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 creating Section 28.06(2)(a)3096 of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Mixed Use, Predominantly Residential Development of Approximately 400 Dwelling Units, including Retail, Commercial, Office Space & Parking. The Proposal also Includes the Demolition of Buildings on this Site, Retaining the Parking Ramp-328 West Main Street and the Former Clinic/ Office Building Located at 345 West Washington Avenue; 4th Aldermanic District: 309-333 West Washington Avenue & 306 West Main Street.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials, with the following revisions and amendments:

1. *The SIP shall not be signed-off and recorded until the SIP for the Broom Street Lofts are approved by the Common Council, as stated as condition #2 of the Planning Unit report.*
2. *That condition #3 of the Planning Unit report be revised to state: "The condominium area shall include a fitness center and concierge desk and be provided as part of the first phase building, unless waived by the Plan Commission. Condominium Common Areas including a community room shall be provided for in Phase II SIP and shall be made available to the homeowners in Phase I."*
3. *That condition #4 of the Planning Unit report be revised to state: "That there be no above grade building encroachments into the W Washington Avenue right of way except for grade-level entryway access to the buildings as allowed under the minor alteration process." (The applicant shall note that all encroachments must obtain a separate approval by the Common Council through approval of a lease or similar vehicle.)*
4. *That condition #5 of the Planning Unit report be revised to state: "That the pedestrian walkway bridge as shown on the approved GDP over Washington Row and parking area shall be a condition of approval for any SIP addressing construction at 333 W Washington Avenue."*
5. *That, on a motion by Ald. Konkel and seconded by Lanier, a 12-15 foot setback be provided for the lofts along S Broom Street, replacing condition #6 of the Planning Unit report and condition #1 of the Traffic Engineer's report. (The motion passed unanimously)*
6. *That all street lighting on each of the block faces, which have not yet been replaced, shall be modified as part of this project to incorporate Bassett Neighborhood Pedestrian Streetlight Standards and W Washington Avenue light standards, as stated as condition #8 of the Planning Unit report and condition #15 of the Traffic Engineer's report.*
7. *That condition #3 of the Traffic Engineer's report be revised to state: "That no residential parking permits will be issued to market rate units in this phase of development. The applicant shall inform all owners and/or tenants of this facility of this requirement in their condominium documentation, apartment leases and zoning text. However, all designated inclusionary dwelling units shall be eligible for residential parking permits according to the inclusionary zoning ordinance. The applicant shall provide addresses and apartment numbers for designated inclusionary dwelling units, eligible for residential parking permits to the City Traffic Engineer/ Parking Manager. The applicant shall note in the zoning text the inclusionary zoning dwelling units."*
8. *That condition #14 of the Traffic Engineer's report be revised to state: "That the applicant execute a modified waiver of notice and hearing on special assessments for future traffic signals, street lights and associated street improvements. The traffic signal waiver may also require a deposit for future area traffic signals and associated intersection changes.*
9. *That any modification to the pedestrian [walkway] extending from S Henry Street through the Capitol Court Mews and between 345 W Washington Avenue and the existing parking garage to S Broom Street that would restrict public access shall be considered as a major alteration to the PUD-SIP. Such modifications shall require approval by the Plan Commission at a public hearing. The City's Risk Manager is asked for comment on the public liability that might result from this provision.*
10. *That all trash and recycling containers be located within enclosures.*
11. *That as part of the Phase I construction the drive access from W Main Street to the new parking garage shall be designed, to the extent possible, to be wide enough to allow for parking large delivery vehicles and tractor trailer-type moving vans without blocking the sidewalk or the street. As part of a future phase that constructs the building at 306 W Main Street, provisions shall be made to accommodate this same delivery parking area within the building structure. The overall delivery service capacity will be reviewed and approved by Traffic Engineering.*

12. That air conditioning condensers for the W Main Street townhomes be located inside the parking structure adjacent to the townhomes where feasible.
13. A construction staging and parking plan shall be submitted and approved by the Traffic Engineer that minimizes cut-through traffic by construction vehicles on the residential streets of the Bassett Neighborhood west of Broom Street (Specifically W Main Street, W Doty Street and W Wilson Street) for the duration of Phase I.
14. That the Madison Environmental Group reuse and recycling plan shall be part of this approval.
15. That the applicant provide a detailed diagram showing location and quantity of bicycle parking for residents within parking and/ or storage spaces. The total quantity of bicycle parking spaces for residents shall be equal to the number of bedrooms in the dwelling units to be constructed.
16. That details of the rain catchment system for all components of Phase I be provided prior to issuance of building permits for this phase.
17. That a bicycle ramp be provided as part of the grand stairs from Washington Row to the Capitol Mews.
18. That all rooftop mechanicals be screened in a method acceptable to the urban Design Commission.
19. That the landscaping plans be modified to include provision of additional trees in the street terrace, and that the plans be revised to include a plan for protection of existing trees within the street terrace. [Planting in the right of way shall be subject to the prior approval of the City Forester.]
20. That installation of pedestrian scale street lighting that has been installed elsewhere in the [Bassett] neighborhood be included as part of each phase of construction as it is completed.
21. That Inclusionary Zoning waiver option A2 be adopted subject to approval of the Broom Street lofts.

- All other Planning Unit and Traffic Engineering comments are recommended as stated in the attached review memos.

An earlier motion by Thimmesch and seconded by Forster Rothbart to require a 15-17 foot setback along S Broom Street failed (AYE: Thimmesch; NAY: Ald. Konkel, Ald. Golden, Forster Rothbart, Lanier).

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

Excused: 5 - Cnare, Fey, Ohm, Davis, Boll and Ethington

Aye: 4 - Konkel, Golden, Forster Rothbart and Lanier

No: 1 - Thimmesch

Non Voting: 1 - Bowser

Speaking in support of the project were: Ed Freer, no address given, representing The Alexander Company; Sonya Newenhouse, 25 N Pinckney Street, representing The Alexander Company; Natalie Bock & Thomas Miller, The Alexander Company; 145 E Badger Road; Bill White, 2708 Lakeland Avenue, representing the Alexander Company; Gene Devitt, no address given, and Ald. Mike Verveer, 614 W Doty Street, representing the 4th District. Speaking in support of the project with the Bassett neighborhood's conditions of approval were: Peter Ostlind, 533 W Main Street, Chair of the Bassett District of Capitol Neighborhoods; Jonathon Cooper, 208 S Henry Street; Stefanie Moritz, 530 W Doty Street #104; Jim Skrentny, 305 1/2 W Johnson Street, Chair of the Capitol Centre District of Capitol Neighborhoods; Victor Villacrez, 544 W Main Street;

Leila Brown, 360 W Washington Avenue, and; Tom Brown, no address given. Registered in support and available to answer questions was Nathan Novak, 625 Williamson Street, representing The Alexander Company. Registered in support but not wishing to speak were: Jonathon Beck, The Alexander Company, 145 E Badger Road; Michael Quigley, 1301 Morrison Avenue; Carol Ferguson, 360 W Washington Avenue # 603; Laura Exner, 351 W Wilson Street, Unit 8; William Patterson, 1014 Williamson Street #2, and; Karin Sandnik, 360 W Washington Avenue. Speaking in opposition was Rosemary Lee, 111 W Wilson Street #108.

5. [01224](#) Creating Section 28.06(2)(a)3101 of the Madison General Ordinances rezoning property from Temp A Agriculture to C3 Highway Commercial District. Proposed Use: Veterinarian Clinic & Pet Boarding; 1st Aldermanic District: 6510 Watts Road

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

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

Registered to speak in support of the project was Terry Kennedy, 6501 Watts Road. Registered in support and available to answer questions were Renee Brantner, 1253 Dayflower Drive; Patrick McGowan, 202 W Gorham Street; Bill Montelbano, 8 E Hudson Street, Mazomanie, and; Ken Lambrecht, 5712 Raymond Road.

6. [01225](#) Creating Section 28.06(2)(a)3102 of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3103 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 Building & Build 16-Story, 71-Unit Apartment Building with 2,900 Square Feet Retail Space; 8th Aldermanic District: 202 North Charter Street

In recommending rejection, Plan Commission members cited the findings and conclusions in the Planning Unit report and the need for additional planning in this area as a basis for their recommendation.

A motion was made by Lanier, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO DENY - PUBLIC HEARING. The motion passed by acclamation.

Speaking in support of the project were: Bryce Armstrong & Craig Hungerford, Trio Development, 448 W Washington Avenue, the applicants; Rick Gilbertsen & Eric Lawson, Potter Lawson, Inc., 15 Ellis Potter Court, representing the applicant, and Ald. Austin King, 627 Mendota Court #3, representing the 8th District. Registered in support and available to answer questions were Jill Hochhausen, 17 Creekside Way and Mark Bastian, Potter Lawson, Inc., representing the applicant. Speaking in opposition to the project were: Betty Thompson, 4202 Kenwood Street; Christine Olson, 929 High Street #8, and; Rick McKy, 6902 Old Sauk Road. Registered in opposition but not wishing to speak was Al Keup, 4202 Kenwood Street.

7. [01228](#) Creating Section 28.06(2)(a)3105 of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: 2-Story,

6,600 Square Foot Retail & Office Building; 3rd Aldermanic District: 876 Jupiter Drive

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

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

Speaking in support of the project was Brian Munson, Vandewalle Associates, 120 E Lakeside Street, representing Veridian Homes, the applicant. Registered in support but not wishing to speak was Alan Sweet, 6321 Buford Drive, representing the McClellan Park Neighborhood Association.

Present: Brenda K. Konkel, Judy Bowser, Charles S. Thimmesch, Michael Forster Rothbart and Albert Lanier

Excused: Lauren Cnare, Kenneth Golden, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll and Ruth Ethington

8. [01229](#)

Creating Section 28.06(2)(a)3106 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)3107 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: 60 Condominium Units & 5,700 Square Foot Retail & Office Space; 1st Aldermanic District: 1725 Waldorf Boulevard

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

-That the applicant work with staff to provide a pedestrian connection from Mayo Drive to the adjacent plaza, the location of the bicycle parking and the dispersion of the affordable housing units.

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

Speaking in support of the project was J. Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton. Registered in support and available to answer questions was Terry Temple, 906 Winding Way, Middleton, the applicant.

9. [01230](#)

Creating Section 28.06(2)(a)3108 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: 30 Condominium Units; 1st Aldermanic District: 8301 Mayo Drive

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

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

Registered to speak in support of the project was J. Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton. Registered in support and available to

answer questions was Terry Temple, 906 Winding Way, Middleton, the applicant.

10. [01226](#) Creating Section 28.06(2)(a)3104 of the Madison General Ordinances rezoning property from C1 Limited Commercial District to R4 General Residence District. Proposed Use: 30 Condominium Units; 9th Aldermanic District: 9320 Old Sauk Road
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials and the revision of the inclusionary dwelling unit plan to provide affordable units at two income levels in accordance with the Zoning Ordinance.*
- A motion was made by Ald. Konkell, seconded by Lanier, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.**

Conditional Uses/ Demolition Permits

11. [01456](#) Consideration of a conditional use for a Planned Residential Development for 30 condominiums located at 9320 Old Sauk Road. 9th Ald. Dist.
- Approval granted subject to the comments and conditions contained in the Plan Commission materials and the following condition:*
- That the applicant provide the necessary number of affordable dwelling units at 70% AMI to satisfy the Inclusionary Zoning ordinance.*
- A motion was made by Ald. Konkell, seconded by Lanier, to Approve. The motion passed by acclamation.**
- Speaking in support of the rezoning and planned residential development was J. Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton, representing the applicant, Urban Solutions, Inc. Registered in support but not wishing to speak was Ald. Paul Skidmore, 13 Red Maple Trail, representing the 9th District.*
- Present:** Brenda K. Konkell, Kenneth Golden, Judy Bowser, Charles S. Thimmesch, Michael Forster Rothbart and Albert Lanier
- Excused:** Lauren Chare, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll and Ruth Ethington
12. [01448](#) Consideration of a conditional use for a daycare in an existing church located at 1 South Rosa Road. 19th Ald. Dist.
- Approval granted subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Ald. Golden, seconded by Forster Rothbart, to Approve. The motion passed by acclamation.**
- Registered in support of the project and available to answer questions were Pat & Peter Reinhold, 375 4th Street, Prairie du Sac, and Robert Kempfer, 115 Prairie Road, Prairie du Sac.*
13. [01449](#) Consideration of a conditional use for an outdoor eating area located at 1501 Lake Point Drive. 14th Ald. Dist.
- Approval granted subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Ald. Golden, seconded by Lanier, to Approve. The motion passed by acclamation.**

14. [01450](#) Consideration of a conditional use for an outdoor eating area for UW events located at 1107-1111 Regent Street. 13th Ald. Dist.
Approval granted subject to the comments and conditions contained in the Plan Commission materials.
A motion was made by Lanier, seconded by Ald. Konkell, to Approve. The motion passed by acclamation.
Registered in support of the project and available to answer questions was Chad Koplien, 1 W Main Street, representing Hong Kong Cafe, the applicant.
15. [01451](#) Consideration of a demolition permit located at 3512 Gregory Street to demolish a single-family house and construct a new single family house. 10th Ald. Dist.
Approval granted subject to the comments and conditions contained in the Plan Commission materials.
A motion was made by Ald. Golden, seconded by Lanier, to Approve. The motion passed by the following vote:
Excused: 5 - Cnare, Fey, Ohm, Davis, Boll and Ethington
Aye: 4 - Golden, Thimmesch, Forster Rothbart and Lanier
No: 1 - Konkell
Non Voting: 1 - Bowser
Registered in support of the project and wishing to speak was Lucie Forbes, 3512 Gregory Street, the applicant.
16. [01452](#) Consideration of a demolition permit located at 3862 Johns Street to demolish a commercial building and construct a new retail building and contractors shop. 15th Ald. Dist.
Approval granted subject to the comments and conditions contained in the Plan Commission materials.
A motion was made by Ald. Konkell, seconded by Lanier, to Approve. The motion passed by acclamation.
Registered in support of the project and available to answer questions were Jim Oasen, 4525 Anniversary Lane, the applicant, and Steve Meier, Joe Daniels Construction Co., 919 Applegate Road, representing the applicant.
17. [01477](#) Consideration of a conditional use for a restaurant in R6 zoned building and the addition of a dwelling unit located at 305 East Johnson Street. 2nd Ald. Dist.
Approval granted subject to the comments and conditions contained in the Plan Commission materials and the following conditions:
-That the applicant submit a trash removal plan for staff approval.
-That the hours of operation for the restaurant end at 10 PM nightly.
A motion was made by Ald. Konkell, seconded by Forster Rothbart, to Approve. The motion passed by acclamation.

Speaking in support of the project was Mark Schmidt, 2040 Winnebago Street. Registered in support and available to answer questions was Navin Jarugumilli, 18 Shepard Terrace, the applicant. Speaking with concerns about the project was Danny Tzakis, 301 E Johnson Street. Registered in opposition but not wishing to speak were Scott Dorbert and Robert Klein, Jr., 305 E Johnson Street.

18. [01478](#) Consideration of a demolition permit to demolish a former nursing home and a conditional use for a temporary parking lot located at 1347 Fish Hatchery Road . 13th Ald. Dist.

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

-That, on a motion by Forster Rothbart and seconded by Ald. Konkel, the applicant work with staff to designate parking spaces within 50 feet of adjacent residential properties as no parking from 10 PM to 7 AM, Monday through Sunday. The motion passed by a vote of 3-2 (AYE: Bowser, Forster Rothbart and Konkel; NAY: Thimmesch and Lanier)

A motion was made by Thimmesch, seconded by Lanier, to Approve. The motion passed by acclamation.

Speaking in support or registered to speak in support of the project were: Mary Starmann-Harrison, 2901 Landmark Place #300; David H. Vogel, 1009 N Wingra Drive; Alan Schwoegler, 621 South Shore Drive, representing the Bay Creek Neighborhood Association; Christopher Thiel, Schriber Anderson Associates, 717 John Nolen Drive, and; Arnold Milke, 976 W Wingra Drive. Registered in support and available to answer questions were: Sharon McCabe, 1143 Emerald Street; Kevin Snitchler, Dean Health System, 1808 W Beltline Highway; Marilyn Biros, 613 Chatham Terrace; Steve Roth, 740 Regent Street; Bryant Walker Smith, Strand Associates, Inc., 910 W Wingra Drive; Gary Rothenbuehler, 742 Sky Ridge Drive, representing St. Mary's Hospital Medical Center, and; Joan Bachleitner, 1242 Spaight Street. Registered in support but not wishing to speak were: Joan Beglinger, 707 S Mills Street; Marlene Pechan, 3100 Lake Mendota Drive; Marsha Gahagan, 5677 Pennwall Street, Fitchburg; Paul Huemmer, 604 W Musket Ridge Drive; Barb Miller, 707 S Mills Street, and; Kevin Grohsilope, 707 S Mills Street.

Subdivisions

19. [01344](#) Approving the final plat of Owl's Creek Subdivision located on Meinders Road. 16th Ald. Dist.

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

A motion was made by Lanier, seconded by Ald. Konkel, 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 the following vote:

Excused: 5 - Cnare, Fey, Ohm, Davis, Boll and Ethington

Aye: 4 - Konkel, Golden, Thimmesch and Lanier

No: 1 - Forster Rothbart

Non Voting: 1 - Bowser

Registered to speak in support of the project was Michael Lawton, 740 Regent Street, representing The Nelson Group, the applicant.

20. [01454](#) Approving the final plat of First Addition to Nelson Addition to Rustic Acres located at 202 -302 Rustic Drive. 3rd Ald. Dist.
Approval recommended subject to the comments and conditions contained in the Plan Commission materials.
A motion was made by Lanier, seconded by Forster Rothbart, 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.
Registered in support but not wishing to speak was Alan Sweet, 6321 Buford Drive, representing the McClellan Park Neighborhood Association.

Zoning Text Amendments

21. [01342](#) Amending Sections 28.08(13)(f), 28.08(15)(f), and 28.08(16)(f), and 28.08(17)(f) of the Madison General Ordinances to clarify allowed projections into front yards and size of front yards.
A motion was made by Ald. Golden, seconded by Ald. Konkel, to Rerefer to the PLAN COMMISSION, due back on July 18, 2005. The motion passed by acclamation.
22. [01358](#) Creating Section 16.23(7)(a)21. and amending Sections 16.23(7)(b) and 28.03(2) of the Madison General Ordinances to require identification of secondary dwelling units on subdivision plats.
A motion was made by Ald. Golden, seconded by Ald. Konkel, to Rerefer to the PLAN COMMISSION, due back on July 18, 2005. The motion passed by acclamation.
23. [01359](#) Creating Section 28.10(6) of the Madison General Ordinances to establish a Research and Development Center District.
A motion was made by Ald. Golden, seconded by Ald. Konkel, to Rerefer to the PLAN COMMISSION, due back on July 18, 2005. The motion passed by acclamation.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

Update on Zoning Text Amendment Staff Team activities

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

Draft zoning text amendments for review and alder sponsorship

packets that ZTAST was seeking aldermanic support for. Ald. Konkel indicated she would sponsor two of the three amendments but asked that the third amendment dealing with the demolition standards be presented to the whole Commission as a discussion item first.

Upcoming Matters - July 18 Meeting

4949 Meinders Road - Temp a to C

9201 Midtown Road - Temp A to R1 and R4 and Hawks Ridge Subdivision

9602 Mineral Point Road - Temp A to PUD-GDP for Blackhawk Church Town Center

1702 Waldorf Boulevard - PUD-GDP to PUD-SIP for Midtown Commons residential

3918 Monona Drive - Conditional Use for a drive-up window

First Addition to the Meadowlands - Amend Preliminary and Final Plat, 6951, 7001 Littlemore Drive

Final Plat, Meadow Estates on Meadow Road

ANNOUNCEMENTS

None

ADJOURNMENT

**A motion was made by Ald. Konkel, seconded by Lanier, to Adjourn at 11:50 PM
The motion passed by acclamation.**