



# City of Madison Meeting Minutes - Final PLAN COMMISSION

City of Madison  
Madison, WI 53703  
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Monday, March 6, 2006

5:30 PM

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

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## ROLL CALL

*Fey was chair for this meeting.*

*Ald. Golden and Ms. Davis arrived following approval of the minutes and prior to consideration of item #1.*

**Present:** Brenda K. Konkol, Lauren Cnare, Kenneth Golden, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll, Judy Bowser and Michael Forster Rothbart

**Excused:** Albert Lanier, Kelly A. Thompson-Frater and Ruth Ethington

*Staff present: Brad Murphy and Tim Parks, Planning Unit; Dan Rolfs, Community & Economic Development Unit, and Deputy Chief Paul Bloom, Madison Fire Department.*

## MINUTES OF THE FEBRUARY 20, 2006 MEETING AND FEBRUARY 9, 2006 WORKING SESSION

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

## SCHEDULE OF MEETINGS

*The Commission tentatively scheduled Inclusionary Zoning working sessions for April 11, 20, 24 & 27, 2006, with meeting times and locations to be determined subsequently.*

## UNFINISHED BUSINESS

Plan Commission Appointment to the Joint Southeast Campus Area Committee to Replace Judy Bowser.

*The Plan Commission will consider this matter at its March 20, 2006 meeting.*

1. [02768](#)

Drafts of two proposed amendments, one regarding building demolition or removal permit standards; the second regarding extending the time period for recording approved PUD proposals and obtaining building permits.

*The Plan Commission directed staff to have the draft zoning text amendment regarding time extensions for planned unit developments prepared for introduction with the Plan Commission as sponsor. Ald. Konkol asked that the language regarding alder consultation for minor alterations be placed back in the draft for introduction.*

*The Commission asked that a representative of the City Attorney's Office be present when this amendment comes back before the Commission in the future.*

*The Commission sent the draft ordinance revisions regarding demolitions back to staff for additional discussion. Further discussion by the Commission regarding the proposed*

demolition standard amendments is scheduled for the April 3, 2006 Plan Commission meeting. Commission members asked staff to send a draft of the latest version of the amendments to members with an opportunity to provide written comments to staff by the end of March.

The Commission asked that staff revise the draft to include/ re-include language regarding the ability to demolish unsafe buildings, preservation of existing neighborhoods and affordable housing, evaluation of the proposed use to replace the demolished building including ensuring that the proposed use is at least as compatible as the existing use in the neighborhood. Members also asked for continuity in the use of the terms "wrecking" and "demolition," and use of the word "feasibility" when discussing relocating of a structure instead of "desirability."

Speaking in support of the draft text amendment for PUD time extensions was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street #800.

Speaking in opposition to the draft text amendment revising the demolition standards was Ledell Zellers, 510 N. Carroll Street.

Registered in opposition to the draft text amendment revising the demolition standards and available to answer questions was Marsha Rummel, 1339 Rutledge Street #2, representing the Marquette Neighborhood Association.

2. [02743](#) Authorizing the execution of an Offer to Purchase Real Property with the Madison Metropolitan School District for the purchase of land located at the southwest corner of Lot 248, First Addition to Reston Heights, City of Madison for the future siting of a fire station.
- A motion was made by Ald. Cnare, seconded by Ald. Golden, 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 was Doug Pearson, Madison Metropolitan School District, 4711 Pflaum Road.

## ROUTINE BUSINESS

3. [02983](#) Authorizing the Common Council to accept ownership of two neighborhood signs from the Burr Oaks Neighborhood Association.
- A motion was made by Ald. Konkell, seconded by Ohm, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
4. [02992](#) Authorizing the Grant of License to the State of Wisconsin Department of Administration for installation and maintenance of private underground telecommunication facilities in City of Madison public rights-of-way.
- A motion was made by Ald. Konkell, seconded by Ohm, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.**

**NEW BUSINESS**

- 5. [02903](#) Approving a "Major" Change to Amend the Environmental Corridor within the Central Urban Service Area of Dane County for 10-14 Bellingrath Court. 16th Ald. Dist.  
*The request was withdrawn by the applicant.*  
  
**A motion was made by Boll, seconded by Bowser, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by acclamation.**

**PUBLIC HEARING-6:00 p.m.**

**Neighborhood Plan/Land Use Plan Amendment**

- 6. [03062](#) Amending the High Point-Raymond Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to revise the land use and street plan recommendations for an area located generally south of Flagstone Drive extended on both sides of Jeffy Trail extended.  
*The Plan Commission recommended adoption with a comment that the neighborhood development plan include a note requiring that landscape buffers be provided on all multi-family lots adjoining the Ice Age Trail.*  
  
*The Plan Commission acted on this matter prior to its introduction at Council to accommodate a tight schedule.*  
  
**A motion was made by Ald. Golden, seconded by Ald. Cnare, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:**  
  
**Excused:** 2 - Lanier, Thompson-Frater and Ethington  
  
**Aye:** 7 - Cnare, Golden, Fey, Davis, Boll, Bowser and Forster Rothbart  
  
**No:** 1 - Ohm  
  
**Abstain:** 1 - Konkel

**Annexation**

- 7. [02936](#) Petition dated January 19, 2006 from T. & S. Ripple, R. & R. Sontag, S.,K. & M . Morley re: direct annexation from the Town of Verona to the City of Madison.  
  
**A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, accepting the petition. The motion passed by acclamation.**
- 8. [02996](#) Creating Section 15.01(555) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing to the 1st Aldermanic District the Ripple-Sonntag-Morley

Annexation and assigning a temporary zoning classification of A Agriculture District, creating Section 15.02(137) of the Madison General Ordinances to assign the attached property to Ward 137, and amending Section 15.03(1) of the Madison General Ordinances to add Ward 137 to Aldermanic District 1.

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

*Speaking in support of the neighborhood development plan amendment and annexation were Rick McKy, 6902 Old Sauk Road, the petitioner and Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street #800, representing Mr. McKy*

### Zoning Map Amendments

9. [02871](#) Creating Section 28.06(2)(a)3163. 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)3164. 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: Demolish Shopping Center and Build 12-Story Mixed Use Building with 134,000 Square Feet Retail, 71,000 Square Feet Offices, 97,000 Square Feet Health Center, 62,000 Square Feet Activity Center and 350 Dwelling Units; 8th Aldermanic District: 700 Block University Avenue.
- A motion was made by Bowser, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on March 20, 2006. The motion passed by acclamation.**

### Conditional Uses/ Demolition Permits

10. [03045](#) Consideration of a conditional use to convert space in an existing building into an additional apartment located at 141 West Gilman 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 Ald. Golden, seconded by Ohm, to Approve. The motion passed by acclamation.**
- Registered in support and available questions were the applicant Steve Brown, 120 W. Gorham Street and Patrick McGowan, Brownhouse, 202 W. Gorham Street, representing the applicant.*
11. [03046](#) Consideration of a demolition permit/alteration to an existing conditional use to demolish an existing gas station building and build a new gas station/ convenience store located at 2801 University Avenue. 11th 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. Golden, seconded by Ald. Cnare, to Approve. The motion passed by acclamation.**

*Speaking in support was Casey Louther, 7014 Wildberry Drive representing the applicant, Sid Kabir, Supreme Holdings, LLC.*

## Subdivisions

12. [03047](#) Approving the final plat of Hawks Ridge Estates located at 9201 Midtown Road .1st Ald. Dist.
- The Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials and the following condition:*
- That Outlot 2 be designed to accommodate a future pedestrian connection to the golf course.*
- A motion was made by Ald. Golden, seconded by Boll, 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 plat was the applicant, Tim McKenzie, 4285 Blackstone Court.*
13. [03048](#) Approving a Preliminary Plat/two lot Certified Survey Map of the Sara Investments property located at 4102-4110 Lien Road. 17th Ald. Dist.
- The Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Boll, 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.**
- There were no registrants for this item.*

## BUSINESS BY MEMBERS

*Ald. Konkol requested an update on staff work on a potential regulation regarding unit mix in residential developments. Brad Murphy indicated that a discussion on this matter could be scheduled for an upcoming Plan Commission meeting.*

*Ald. Konkol also raised concerns about condominium conversions and whether adequate protections for condo buyers existed. Tim Parks summarized that state statute provisions for local review of condominium conversions were extremely limited. Mr. Murphy noted that while some conversions in planned unit developments might require minor alterations to be approved, staff generally had very few concerns about condominium conversions.*

*Ald. Golden requested that a resolution be drafted for introduction calling on Dane County to adopt the necessary resolutions to allow local review of condominium conversions (as required by state law) and for said resolution to be referred to the City-County Liaison Committee.*

*Bowser requested an informational presentation on forthcoming development at Edgewood College. Ald. Golden commented that such a presentation would be unnecessary given that the forthcoming development was coming before the Commission on April 3, 2006.*

*Fey noted that Page 24 of the article the Commission members received about Hill Farms was missing.*

*Forster Rothbart requested that staff consider pedestrian/bicycle plans for any*

*neighborhood development plans without pedestrian/bicycle plans and asked staff for direction on the best policy for including those updates. Mr. Murphy indicated that a draft master bicycle route plan for the west side had been developed and that the Plan Commission could schedule a discussion of that plan.*

*Ald. Golden asked for a status report to be provided on the re-creation of the Regional Planning Commission.*

## **COMMUNICATIONS**

*Fey noted that a letter from Hiam Garner regarding the proposed Edgewood College dormitory was included in Plan Commission members packets.*

## **SECRETARY'S REPORT**

*Mr. Murphy summarized upcoming matters for the March 20, 2006 meeting of the Commission.*

### **Upcoming Matters - March 20, 2006 Meeting**

- 428 North Livingston Street - PUD/SIP - Demolition of house, new condominium building
- Whole Foods store at Hilldale - Amended PUD-GDP-SIP
- 2810-2818 Todd Drive and 2703-2805 W. Beltline Highway - PUD-GDP-SIP
- 72 West Towne Mall - Alteration to a Planned Commercial Site - New restaurant on West Towne site
- 1906 Northwestern Avenue - Demolish house

### **Upcoming Matters - April 3, 2006 Meeting**

- 5901 Milwaukee Street - Second addition to Grandview Meadows Plat
- 3540 Atwood Avenue - Demolition of commercial building/new PUD-GDP-SIP condominium building
- Hickory Ridge Road - 7900 Block of Raymond Road - First Addition to Ice Age Falls
- 1014 Edgewood Avenue - Alteration to a conditional use - new student dorm on Edgewood campus

### **Upcoming Matters - April 17, 2006 Meeting**

- 601 West Wilson Street - PUD - Office building
- 1224 Felland Road - Rezone/conditional use - New Water Utility reservoir

## **ANNOUNCEMENTS**

*None*

## ADJOURNMENT

A motion was made by Boll, seconded by Davis, to Adjourn at 7:30 P.M. The motion passed by acclamation.