



City of Madison Meeting Minutes - Final PLAN COMMISSION

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

Monday, January 22, 2007

5:30 PM

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

ROLL CALL

Present: Brenda K. Konkol, Lauren Cnare, Kenneth Golden, Nan Fey, Brian W. Ohm, James C. Boll, Judy Bowser and Kelly A. Thompson-Frater

Excused: Sarah Davis and Ruth Ethington

Fey was chair for this meeting.

Staff present: Mark A. Olinger, Secretary; Brad Murphy & Tim Parks, Planning Unit, and; Janet Piraino & Jeanne Hoffman, Mayor's Office.

MINUTES OF THE MEETING of January 8, 2007

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

MINUTES OF THE MEETING of January 4, 2007 Combined Public Information Session - Urban Design Commission - Plan Commission - regarding the Allied Community Design process

The Plan Commission approved the minutes with the revision that Tom Hirsch's name be correctly spelled.

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

SCHEDULE OF MEETINGS

February 5, 19; March 5, 19; April 9, 23, 2007

SPECIAL ITEM OF BUSINESS-5:30 P.M.

Discussion of the Department of Planning and Development Reorganization Reports.

The Plan Commission held a discussion of the Department of Planning and Development reorganization reports.

Following the discussion, the Commission, on a motion by Ald. Cnare and seconded by Thompson-Frater, moved to reconsider Legislative File ID 04859, amending Section 16.04 and relocating, amending, and renumbering Section 3.18 as Section 16.05 of the Madison General Ordinances to reflect the reorganization of the Department of Planning and Development as the Department of Economic and Community Development, etc. Members of the Commission expressed a desire to possibly make additional recommendations in the wake of their discussion of the reorganization reports that predicated the changes proposed in the ordinance.

The discussion started out with a presentation and overview of the process and reports by Janet Piraino, the Mayor's Chief of Staff. Following the presentation, Plan Commission members discussed the recommendations.

Commission member Bowser indicated that her concerns involved the consolidation of all of the special services commissions and the ability of the commissions to continue to get their work done. She indicated that there are disparate goals of the various commissions and she did not know how one commission could carry out all of the goals. She expressed some concerns about workload and the ability of one commission to maintain a balanced composition that didn't become overly weighted toward one set of goals versus another. She also expressed some concerns with lumping the services under the new Economic Development Unit.

Commission member Thompson-Frater expressed some concerns with the maintenance and improvement of City buildings, and the ability of the City to provide high quality services to neighborhoods. She indicated that some neighborhoods need a higher level of services and mentoring. She recommended that a process be established to allow individual neighborhoods to seek advice and help from other neighborhoods. She also wanted to go on record as being concerned about the presence of deed restrictions on private property and recommended that the City notify property owners of the presence of deed restrictions. She stated that it was very difficult for neighborhood associations to enforce private deed restrictions.

Ald. Golden made some comments on the concept of a one-stop-shop. He indicated that it is an interesting concept and there has been a lot of discussion about one-stop-shops, but that development would still involve review by multiple departments and staff, and that what we might be looking at is a point of contact approach with case managers assigned to projects.

He expressed some interest in the neighborhood indicators recommendation in the neighborhood staff team report. He also indicated he did not believe that an annual State of the Neighborhoods report was worth the effort.

Ald. Golden added that the City has continually allowed its funding decisions of not-for-profit agencies to be overly driven by service providers and that there needs to be better coordination between the service providers, the City and other units of government such as Dane County. He also recommended that the City needed to better coordinate services with the Department of Corrections.

Ald. Konkel continued to express concerns about the changes that are recommended that will result in improvements for neighborhoods. She also expressed some concern about how new Council members will become knowledgeable about the development process and be able to deal with new development given the number of Council members that are expected to change in April. She also expressed concerns about how the Plan Commission's comments would be forwarded to the Board of Estimates and Common Council. She asked whether a substitute ordinance would be developed which incorporated the Plan Commission's recommendations.

Janet Piraino indicated that she would work with the City Attorney's Office to have a substitute ordinance prepared.

Ald. Golden suggested that something more than just the minutes needs to be provided to the Common Council. He suggested that the appropriate way to consider the reorganization reports from the four staff teams would be to place the reports on the Common Council agenda for referral and eventual acceptance by the Common Council,

or to have a resolution introduced accepting the reports.

Commission member Thompson-Frater suggested that a list of issues to be decided should be prepared for the next Plan Commission meeting. Janet Piraino indicated that she has a listing of all of the recommendations from the staff reports that are being implemented, which can be provided.

The matter will be scheduled for the February 5, 2007 Plan Commission meeting.

ROUTINE BUSINESS

1. [05300](#) Accepting a Warranty Deed from LOV Properties LLC, dedicating a strip of land for right-of-way purposes along Femrite Road. 16th Ald. Dist.
A motion was made by Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

2. [05308](#) Authorizing the execution of an Underground Utility Easement to Madison Gas and Electric Company across a portion of Paunack Park located at 1500 Waunona Way. 14th Ald. Dist.
A motion was made by Golden, seconded by Konkel, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by the following vote:
Excused: 1 - Davis and Ethington
Recused: 1 - Boll
Aye: 6 - Konkel, Cnare, Golden, Ohm, Bowser and Thompson-Frater
No: 0 -
Non Voting: 1 - Fey

3. [05310](#) Authorizing the execution of an Underground Utility Easement to Madison Gas and Electric Company across a portion of Olbrich Park located at 3527 Atwood Avenue. 15th Ald. Dist.
A motion was made by Golden, seconded by Konkel, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by the following vote:
Excused: 1 - Davis and Ethington
Recused: 1 - Boll
Aye: 6 - Konkel, Cnare, Golden, Ohm, Bowser and Thompson-Frater
No: 0 -
Non Voting: 1 - Fey

PUBLIC HEARING-6:00 p.m.

The public hearing began at 6:55 P.M. following the Special Item of Business.

Subdivisions

- 4. [05408](#) Approving the final plat/revised preliminary plat known as "The American Center Plat - Hanson First Addition" located at 4698 Eastpark Boulevard. 17th Ald. Dist.
Approval recommended subject to the comments and conditions contained in the Plan Commission materials.
A motion was made by Boll, 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.
There were no registrants on this matter.

Conditional Uses/ Demolition Permits

- 5. [05409](#) Consideration of a conditional use to expand an existing detached garage (800 square feet) on the lakeshore site located at 5532 Lake Mendota Drive. 19 th 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.
Registered in support of the project and available to answer questions was Randy Becker, Becker Home Improvements, 208 Maria Lane, Cottage Grove, representing the property owner, Angie Young, 5532 Lake Mendota Drive.

- 6. [05410](#) Consideration of a demolition permit to demolish a vacant house located at 6602 Commercial Avenue. 3rd Ald. Dist.
The Plan Commission referred this matter, citing insufficient information on the future use of the property and the condition of the residence to be demolished to find the demolition standards met.

The motion to refer superceded an earlier motion by Ald. Golden, seconded by Ald. Cnare, to find the standards met and to approve the request.
A motion was made by Konkel, seconded by Boll, to Rerefer to the PLAN COMMISSION. The motion passed by the following vote:

 - Excused:** 1 - Davis and Ethington
 - Aye:** 4 - Konkel, Ohm, Boll and Thompson-Frater
 - No:** 3 - Cnare, Golden and Bowser
 - Non Voting:** 1 - Fey

Speaking in support of the demolition was Mike Calkins, Calkins Engineering, 5010 Voges Road, representing the applicant, Cornwallis, LLC.

BUSINESS BY MEMBERS

- James Boll gave a brief report on the status of the Adult Entertainment Committee and indicated that he is drafting a memo reporting on the findings of the group that he hopes to make available soon, for review by Committee members.*
- Nan Fey gave a brief report on the status of the Demolition Permit Standards Committee and indicated that the group was preparing to draft new standards for future discussion with the Plan Commission.*

COMMUNICATIONS

None

SECRETARY'S REPORT

Brad Murphy noted the upcoming matters for the Plan Commission.

UPCOMING MATTERS - February 5, 2007 Meeting

- 454 West Johnson Street - PUD, condominiums/building demolition*
- 479 and 483 Commerce Drive - PUD, two hotels*
- 3120 Jeffy Trail - Hawk's Creek Second Addition, final plat*

UPCOMING MATTERS - February 19, 2007 Meeting

- 600 Block County Highway M - PUD, apartments*
- 2810 Todd Drive/2700 Block West Beltline Highway - demolish two buildings, new retail building-parking*
- 2912 Waunona Way - demolish house on lake lot - build new house*

UPCOMING MATTERS - March 5, 2007 Meeting

- 8210 Highview Drive - PUD - senior apartments*
- 801 Redan Drive - new elementary school*

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Bowser, to Adjourn at 7:15 P.M. The motion passed by acclamation.