



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, October 24, 2005

5:30 PM

210 Martin Luther King, Jr. Blvd.
Courtroom 2E (City-County Building)

ROLL CALL

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

Excused: Brian W. Ohm, Sarah Davis, Michael Forster Rothbart and Ruth Ethington

Fey was chair for this meeting. Ald. Golden left at 8:45 PM during the discussion about the Report of the Board of Estimates Subcommittee on Tax Incremental Finance.

Staff present: Mark Olinger, Secretary; Brad Murphy and Tim Parks, Planning Unit; Joe Gromacki, TIF Coordinator, Community & Economic Development Unit.

MINUTES OF THE OCTOBER 10, 2005 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: November 7 (Courtroom 2E, CCB), 21 (Courtroom 2E, CCB); December 5, 2005; January 9, 2006.

ROUTINE BUSINESS

- 1.** [02130](#) SUBSTITUTE - Authorizing the execution of an Underground Telecommunication Easement to Charter Communications Wisconsin Bell d/b/ a SBC Wisconsin across a City-owned Park property located at 101 North Thornton Avenue. 2nd Ald. Dist.

A motion was made by Bowser, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by acclamation.
- 2.** [02131](#) Authorizing the execution of an Underground Telecommunication Easement to Charter Communications across a City-owned Park property located at 101 North Thornton Avenue. 2nd Ald. Dist.

A motion was made by Boll, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by acclamation.
- 3.** [02132](#) Accepting an Offer to Purchase from Samuels Recycling Company for a portion of a City-owned property located 4452 Sycamore Avenue in order to

resolve an existing retaining wall encroachment. 17th Ald. District.

A motion was made by Thompson-Frater, seconded by Boll, to Rerefer to the PLAN COMMISSION, due back on November 7, 2005. The motion passed by acclamation.

4. [02138](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a City of Madison Engineering Division property located at 1602 Emil Street. 14th Ald. District.
- A motion was made by Bowser, seconded by Thompson-Frater, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**

UNFINISHED BUSINESS

5. [01551](#) Accepting the Report of the Board of Estimates Subcommittee on Tax Incremental Finance (TIF).
- A motion was made by Ald. Konkell, seconded by Thompson-Frater, to Rerefer to the PLAN COMMISSION, due back on November 7, 2005. The motion passed by acclamation.**
- Speaking in support of this matter were: Marsha Rummel, 1618 Jenifer Street; Susan Schmitz, Downtown Madison Inc., 615 E. Washington Avenue, and; Tom Hirsch, 14 N. Allen Street, representing the City's Housing Committee. Speaking neither in support or opposition to this matter were Vicky Selkove, 2218 Winnebago Street, representing the Progressive Dane Economic Issues Task Force and Delora Newton, Smart Growth Madison, 2810 Crossroads Drive, Suite 1900L.*

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments

6. [02046](#) Creating Section 28.06(2)(a)3136. 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)3137 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 Medical Office & Build 8-Story Mixed-Use Building with 40 Apartments, Fitness Center, 12,000 Square Foot Office Space and 2,500 Square Foot Retail Space; 4th Aldermanic District: 425 West Washington Avenue.
- This matter was referred at the request of the applicant.*
- A motion was made by Ald. Cnare, seconded by Ald. Golden, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on November 7, 2005. The motion passed by acclamation.**
- Registered in support of the project but not wishing to speak was Stacy Harbaugh. No address was given.*

Conditional Uses/ Demolition Permits

7. [02228](#) Consideration of a demolition permit for a fire-damaged building located at 1801 Beld Street. 13th 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 Boll, to Approve. The motion passed by acclamation.
8. [02229](#) Consideration of a conditional use for an outdoor eating area for an existing restaurant located at 3737 East Washington Avenue. 17th 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 and available to answer questions was the applicant, Dale Beck, 3737 E. Washington Avenue, and Vern Kempfer, 1449 MacArthur Road.

Zoning Text Amendments

9. [02137](#) Creating Section 28.10(2)(c)15. of the Madison General Ordinances to make colleges and universities a permitted use in the RPSM District.
A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.
10. Discussion on potential changes to the Demolition Standards.
The Plan Commission held a discussion on changes to the demolition standards found in the Zoning Ordinance. At the conclusion of the discussion, staff was directed to prepare a zoning text amendment for review by the Plan Commission that reflected some of the changes proposed by Commission members.
Registered in support of changes to the demolition standards and available to answer questions was Marsha Rummel, 1618 Jenifer Street.

BUSINESS BY MEMBERS

The Commission requested that Michael Waidelich furnish them with a schedule of when other City boards and commissions will be reviewing the Comprehensive Plan so that Plan Commission members could be in attendance if they wished.

COMMUNICATIONS

None

SECRETARY'S REPORT

- Update on Zoning Text Amendment Staff Team activities

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

of materials.

UPCOMING MATTERS - November 7, 2005 Meeting (Courtroom 2E, CCB)

- 202 North Charter Street - revised PUD/demolition, new apartments
- 7502 West Towne Way - PUD - retail
- 5501 West Beltline Highway - conditional use/demolition - new building, existing golf business
- 26 Schroeder Court - demolish health club/new mixed-use building
- 2221 Daniels Street - conditional use - off site parking
- 5454 World Dairy Drive - PUD - office building

UPCOMING MATTERS - November 21, 2005 Meeting (Courtroom 2E, CCB)

- 702 North Midvale Boulevard - amend PUD/SIP + demolition
- 702 Southpoint Road/"1000 Oaks" - plat and rezone
- 3270-3276 Maple Grove Drive - PUD - Demolition - apartments
- 700 Block University Avenue - PUD-GDP + demolition - mixed use
- 810 West Badger Road - Temp C2 to C2 - Neighborhood Center

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by **Boll**, seconded by **Bowser**, to Adjourn at 9:40 PM The motion passed by acclamation.