



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, November 21, 2005

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, Sarah Davis, James C. Boll and Kelly A. Thompson-Frater

Absent: Michael Forster Rothbart

Excused: Judy Bowser, Albert Lanier and Ruth Ethington

Fey was chair for this meeting. Forster Rothbart arrived after the approval of minutes and item #1.

Staff present: Mark Olinger, Secretary; Brad Murphy and Tim Parks, Planning Unit and Hickory Hurie, Community Development Block Grant Office.

MINUTES OF THE NOVEMBER 7, 2005 MEETING

Fey requested that the November 7 minutes be revised to show her as non-voting in the records. The Chair reiterated that she only votes in the case of a tie. Thompson-Frater should also be marked as non-voting in the minutes.

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

SCHEDULE OF MEETINGS

December 5, 2005; January 9, 23; February 6, 20, 2006.

ROUTINE BUSINESS

- 02248** Determining a Public Purpose and necessity and adopting Transportation Project Plat No: 5992-06-29-4.01 for the City of Madison to acquire necessary land interests, including the purchase of a portion of the property at 2609 East Washington Avenue required for the planned public street improvements included in the East Washington Avenue Segment 3 Reconstruction Project, and authorizing the Mayor and City Clerk to sign all necessary documents necessary to accomplish the land interest acquisitions. (15th AD)

A motion was made by Boll, seconded by Thompson-Frater, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by the following vote:

Absent: 1 - Forster Rothbart

Excused: 2 - Bowser, Lanier and Ethington

Aye: 6 - Cnare, Golden, Ohm, Davis, Boll and Thompson-Frater

No: 1 - Konkel

Non Voting: 1 - Fey

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

Excused: Judy Bowser, Albert Lanier and Ruth Ethington

2. [02326](#) Authorizing the execution of a Utility Easement to Wisconsin Bell d/b/a SBC Wisconsin across a City-owned property located at 1903 E. Washington Avenue. 2nd Ald. Dist.
- A motion was made by Ald. Konkel, seconded by Boll, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**

UNFINISHED BUSINESS

3. [01551](#) Accepting the Report of the Board of Estimates Subcommittee on Tax Incremental Finance (TIF).
- The Plan Commission recommended approval of the report subject to the following revisions:*
- Incorporating recommendations #1, 3 and 5 of the Housing Committee report, and;
 - Revising all references to "pre-application" in the report to "Process Stage 1."
- A motion was made by Ald. Konkel, seconded by Ald. Golden, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.**
4. [02202](#) Accepting an Offer to Purchase from Kennedy Point, LLC, for the purchase of City-owned surplus parcels of land located on Eastwood Drive and First Street. 6th Ald. Dist.
- A motion was made by Ald. Konkel, seconded by Ald. Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by the following vote:**
- Excused:** 2 - Bowser, Lanier and Ethington
- Aye:** 6 - Konkel, Cnare, Golden, Ohm, Boll and Forster Rothbart
- No:** 2 - Davis and Thompson-Frater
- Non Voting:** 1 - Fey
- Speaking in support of the project were: Joseph Krupp, 3010 Woodland Trail, Middleton, the applicant; Fritz Hastreiter, 1933 Winnebago Street, and; Becky Steinhoff, 2134 Linden Avenue.*
- Speaking in opposition of the project were Terry Cohen, 2135 Linden Avenue and Karolyn Beebe, 220 Merry Street.*
- Speaking neither in support or opposition of the project was Cathy Debevee, 1855 E.*

Main Street.

Registered in support but not wishing to speak were: Dan Keller, 38 Merlham Drive; Robert Keller, 448 W. Washington Avenue, and; Kevin O'Driscoll, 450 N. Baldwin Street.

Registered in opposition but not wishing to speak was Marsha Rummel, 1339 Rutledge Street #2.

NEW BUSINESS

- 5. [02310](#) Authorizing the Mayor and City Clerk to execute an Option To Purchase Agreement with Veridian Homes, LLC, which would allow Veridian to purchase land dedicated for public purposes in the Village of Autumn Lake subdivision under specific and limited terms and conditions.

A motion was made by Boll, seconded by Thompson-Frater, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by the following vote:

- Excused:** 2 - Bowser, Lanier and Ethington
- Aye:** 7 - Cnare, Golden, Ohm, Davis, Boll, Forster Rothbart and Thompson-Frater
- No:** 1 - Konkel
- Non Voting:** 1 - Fey

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments/Conditional Use

- 6. [01851](#) Creating Section 28.06(2)(a)3129. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3130 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: 43 Condominium Units; 6th Aldermanic District: 1833 Winnebago Street.

The Plan Commission found that the standards for approval were met, that the street reconstruction costs were extraordinary costs, and that it was appropriate to use the neighborhood plan recommendations for density as the feasibility benchmark and recommended approval subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the project be approved per the fifth version of the Inclusionary Dwelling Unit Plan and CDBG IZ review, which includes the inclusion of four affordable dwelling units and payment into the Inclusionary Zoning Fund for the three units otherwise required by ordinance for this project;*
- That the Inclusionary Dwelling Unit Plan be submitted to the Plan Commission for approval prior to the recording of the planned unit development.*
- That the project plans showing entrances on First Street and Winnebago Street shall*

be approved.

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

Excused: 2 - Bowser, Lanier and Ethington

Aye: 5 - Konkel, Cnare, Ohm, Boll and Forster Rothbart

No: 3 - Golden, Davis and Thompson-Frater

Non Voting: 1 - Fey

7. [02083](#) Consideration of a demolition permit located at 1833-1911 Winnebago Street/ 300 Block Moulton Court to demolish several buildings to permit a new residential development. 6th 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. Konkel, seconded by Ald. Cnare, to Approve. The motion passed by the following vote:

Excused: 2 - Bowser, Lanier and Ethington

Aye: 5 - Konkel, Cnare, Ohm, Boll and Forster Rothbart

No: 3 - Golden, Davis and Thompson-Frater

Non Voting: 1 - Fey

Speaking in support of the project (Items 6 & 7) were: Joseph Krupp, 3010 Woodland Trail, Middleton, the applicant; Fritz Hastreiter, 1933 Winnebago Street, and; Becky Steinhoff, 2134 Linden Avenue.

Speaking in opposition of the project were Terry Cohen, 2135 Linden Avenue and Karolyn Beebe, 220 Merry Street.

Speaking neither in support or opposition of the project was Cathy Debevee, 1855 E. Main Street.

Registered in support but not wishing to speak were: Dan Keller, 38 Merlham Drive; Robert Keller, 448 W. Washington Avenue, and; Kevin O'Driscoll, 450 N. Baldwin Street.

Registered in opposition but not wishing to speak was Marsha Rummel, 1339 Rutledge Street #2.

8. [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.

In recommending rejection, Plan Commission members cited the findings and conclusions in the Planning Unit report, the recommendation of the Urban Design Commission and the project's nonconformance with the Bassett Neighborhood Master Plan as a basis for their recommendation.

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

Speaking in support of the project were: Erik Minton, 21 N. Butler Street, the applicant; Dr. John Bonsett-Veal, 425 W. Washington Avenue, the property owner; John W. Sutton, 104 King Street, project architect; Sonya Newenhouse, 1425 Rutledge Street, and Michael Quigley, 21 N. Butler Street, all representing Erik Minton & 20/15, LLC, the applicant; Robert Keller, 448 W. Washington Avenue; Douglas Wayne Tharp, 615 W. Main Street #409; Robert Bergeman, 12 N. Butler Street; Justin Harder, 21 N. Butler Street; Victor Villacrez, 307 William Street, Verona, and; Rosemary Lee, 111 W. Wilson Street.

Speaking opposition to the project were: Peter Ostlind, 533 W. Main Street #302; Michael May, 533 W. Main Street (no unit identified); Stefanie Moritz, 530 W. Doty Street; Bob Holloway, 360 W. Washington Avenue; Choustris Rose, 360 W. Washington Avenue #P212; David Knuti, 615 W. Main Street #301; Jim Skrentny, 305 1/2 W. Johnson Street #4, and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Speaking neither in support or opposition to the project were: Jonathan Cooper, 208 S. Henry Street, representing the Bassett District Steering Committee for this project and Ledell Zellers, 510 N. Carroll Street.

Registered in support but not wishing to speak were: Jay Hazen, 413 W. Washington Avenue (with a note included on the back of his registration form read into the record by Brad Murphy); Chet Droessler, 324 1/2 W. Wilson Street; Lee Christensen, 137 E. Wilson Street #613; Peter Munoz, 4102 Meadow Valley Drive; Tom & Jill Geier, 123 W. Washington Avenue; Stephen P. Manion, 133 W. Washington Avenue #309; Joseph Houseman, 1242 E. Mifflin Street #2; Lindsay Geier, 12 N. Butler Street #406; Tiffany Geier, 12 N. Butler Street # 507; Rick McKy, 6902 Old Sauk Road; Septimiu Teodoresie, 605 E. Johnson Street #1; Joey Malak, 18 N. Butler Street; Anne M. Glynn, 6105 Dell Drive; Ross Walker, 1137 Sunridge Drive; Collette Stewart, 10997 Division Street, Blue Mounds; Stephanie Pertzbern, 6669 Wendell Way; Kevin O'Driscoll, 450 N. Baldwin Street; Laura Richards, 137 E. Wilson Street #613; Oleya Minton, 21 N. Butler Street; Jennifer Jirschill, 27 N. Butler Street #303; David Keller, 448 W. Washington Avenue; Joseph Polansky, 521 W. Doty Street; Brian Sehm, no address given; Dan Keller, 38 Merlham Drive; Tammy Schudlach, 20 N. Butler Street; Paul Hees, 925 Winding Way, Middleton (with comments attached to registration form); Ethan Miller, 330 E. Wilson Street; Micki Poelleritzer, 21 N. Butler Street; Gabe Harstick, 518 W. Mifflin Street #2; Cliff & Reese Fisher, 107 N. Hancock Street; Mark Schlei, 618 E. Mifflin Street, and; Melissa Mueller, 324 1/2 W. Wilson Street.

Registered in opposition but not wishing to speak were: Marsha Rummel, 1339 Rutledge Street #2; William Patterson, 1014 Williamson Street #2; Davy Mayer, 220 State Street; Carol Crossan, 512 E. Main Street, and; Sigrid Knuti, 615 W. Main Street #301.

9. [02139](#) Creating Section 28.06(2)(a)3138. 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)3139. 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 Shopping Center and Build 12-Story Mixed Use Building with 130,000 Square Feet Retail, 73,500 Square Feet Offices, 91,000 Square Feet Health Center, 60,500 Activity Center and 430 Dwelling Units; 8th Aldermanic District: 700 Block University Avenue.

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

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

Speaking in support of the project were Eric Lawson, Potter Lawson, Inc.; 15 Ellis Potter Court; Madison and Susan Springman, Executive Management, Inc., 2901 International Lane, the applicant.

Registered in support and available to answer questions were: Greg Rice & Adam Smith, Executive Management, Inc., 2901 International Lane; Julie Grove, 6634 Piping Rock Road, representing the University of Wisconsin; Gary Brown & Alan Fish, University of Wisconsin, 610 Walnut Street, and; Rick Gilbertsen & Mark Bastian, Potter Lawson, Inc.; 15 Ellis Potter Court and Michael Buhr, JJR, LLC, 625 Williamson Street, all representing the applicants.

10. [02142](#) Creating Section 28.06(2)(a)3142. of the Madison General Ordinances rezoning property from Temp A Temporary Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a) 3143. 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: Two 42-Unit Condominium Units; 7th Aldermanic District: 3270-3276 Maple Grove Drive.

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

- That the developer work with staff to determine the appropriate number of surface parking stalls required at the outset of the project. A minor alteration may be approved if additional parking is required in the future;*
- That in reducing the parking at the outset, that parking near the center courtyard be removed [until needed later];*
- That the applicant work with the CDBG Office to relocate an inclusionary dwelling unit to the third floor of each building;*
- Allow for the reuse and demolition of 3270 Maple Grove Drive per the plan;*
- That the applicant shall offer 3276 Maple Grove Drive for relocation at no cost for the structure and expend a minimum of \$3,000, with a maximum of \$15,000 to assist in the relocation of 3276 Maple Grove Drive and two gazebos. The gazebos, upon Parks Division approval, shall be relocated to area neighborhood parks. If a commitment for relocation cannot be secured by January 15, 2006, with actual relocation by July 15, 2006, the applicant may demolish the structures per plan. Prior to actual demolition, the*

applicant shall, in writing, document expenditures and "good faith" efforts [to relocate] to the Department of Planning and Development.

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

Speaking in support of the project were J. Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton and Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street #800, both representing Fred Miller, Miller Construction, the applicant. Also speaking in support was Ald. Zach Brandon, 3526 Mammoth Trail, representing the 7th District.

11. [02140](#)

Creating Section 28.06(2)(a)3140. of the Madison General Ordinances rezoning property from Temp C2 General Commercial District to C2 General Commercial

District. Proposed Use: Accommodate Neighborhood Center in Existing Building; 14th Aldermanic District; 810-818 West Badger Road.

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

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

Registered in support and available to answer questions was Peter Munoz, 4102 Meadow Valley Drive.

12. [02141](#)

Creating Section 28.06(2)(a)3146. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2T Single-Family Residence District, creating Section 28.06(2)(a)3147. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2Y Single-Family Residence District, creating Section 28.06(2)(a)3148. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2Z Single-Family Residence District, creating Section 28.06(2)(a)3149. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R5 General Residence District, creating Section 28.06(2)(a)3150. of the Madison General Ordinances rezoning property from Temp A Agriculture District to C Conservancy District, and creating Section 28.06(2)(a)3151. of the Madison General Ordinances rezoning property from Temp A Agriculture to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: 274 Single Family Lots, 9 Duplex Lots & 4 Multi-Family Lots; 9th Aldermanic District: 702 South Point Road.

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

-That no four or eight-unit buildings be used in the same fashion as the proposed twin homes to meet the affordable housing requirements for this project.

-That the Inclusionary Dwelling Unit Plan shall comply with the future amendments to the Inclusionary Zoning provisions of the Zoning Ordinance regarding this provision.

That condition #5 of the Planning Unit report be amended to read as follows: "The IDUP and Land Use Restriction Agreement shall not be recorded until the ordinance, requiring the proportion and percentage within the development of attached and detached units to be similar for inclusionary units and market rate units, is amended or the IDUP is revised to replace the affordable twin homes with single-family detached homes in the southern portion of the plat."

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

13. [02445](#)

Approving the preliminary plat of "1000 Oaks" located at 702 South Point Road . 9th Ald. Dist.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials, the conditions of approval for Ordinance ID 02141 for rezoning of the same property, and the following condition for the plat:

-That the plat be revised to provide a public pedestrian-bicycle path from the park to the northern edge of the plat through Outlots 11 and 12, as called for in the Pioneer Neighborhood Development Plan.

A motion was made by Boll, seconded by Ald. Golden, 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 was Brian Munson, Vandewalle Associates, 120 E. Lakeside Street, representing the applicant Great Neighborhoods West d/b/a Veridian.

Registered in support and available to answer questions were Don Esposito, Great Neighborhoods West d/b/a Veridian, 6801 South Towne Drive and Dan Day, D'Onforio Kottke, 7530 Westward Way, representing the applicant.

14. [02144](#)

Creating Section 28.06(2)(a)3145. 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: Demolish Bank & Build Restaurant; 11th Aldermanic District: 702 North Midvale Boulevard.

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

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

Excused: 2 - Bowser, Lanier and Ethington

Recused: 1 - Thompson-Frater

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

No: 0 -

Non Voting: 1 - Fey

Registered in support and available to answer questions were Dennis Harder & Andy Stein, Joseph Freed & Associates, LLC, 220 N. Smith Street, Palatine, Illinois, the applicants.

Conditional Uses/ Demolition Permits

15. [02446](#)

Consideration of a conditional use for an 8-unit apartment building located at 614 Bear Claw Way. 9th 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 Ohm, to Approve. The motion passed by acclamation.

Registered in support and available to answer questions was David Hull, Christopher Homes, Inc., 3807 Maple Grove Drive.

16. [02447](#) Consideration of a conditional use for a 6-unit apartment building located at 626 Bear Claw Way. 9th 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 Ald. Golden, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions was David Hull, Christopher Homes, Inc., 3807 Maple Grove Drive.*

Subdivisions

17. [02448](#) Approving Certified Survey Map of the Zimmerman property located on Brugger Place, within City of Madison's Extra Territorial Review Jurisdiction in the Town of Blooming Grove.
- The Commission found that the criteria and standards were met and granted approval subject to the comments and conditions contained in the Plan Commission materials.*
- Forster Rothbart noted that the larger lot could be a candidate for increased density on the large lot (Lot 3).*
- A motion was made by Boll, seconded by Thompson-Frater, to Approve. The motion passed by acclamation.**
- Registered in support and available to answer questions was Mitchell Zimmerman, 3316 Brugger Place, McFarland, the applicant.*
18. [02449](#) Approving the Preliminary Plat of "Lokre Development " subdivision and a Certified Survey Map of the same located at 5818-5830 Femrite Drive. 16th Ald. Dist.
- The Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials.*
- A motion was made by Ald. Cnare, 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.**
- Registered in support and available to answer questions was Michelle Burse, Burse Surveying & Engineering, Inc. 1400 E. Washington Avenue, representing the applicant, Lokre Development.*

Zoning Text Amendments

19. [02043](#) Amending Section 28.12(3)(a) and (7)(d) of the Madison General Ordinances to conform to recently enacted state legislation.

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

20. [02078](#) Creating Sec. 28.08(7)(c)14. and 15. of the Madison General Ordinances to add certain outdoor vending and restaurants in churches as conditional uses in the R6 District.

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

BUSINESS BY MEMBERS

Ald. Konkel asked if the Plan Commission would like to schedule a special meeting to discuss inclusionary zoning. The Commission indicated interest in such a meeting. Staff was asked to poll members on availability for said meeting in December or early January.

Ald. Golden encouraged the Commission to consider getting input from the public and other City commissions before proceeding and asked staff to report at the Commission's December 5, 2005 meeting about process for such an inclusionary zoning meeting.

Davis suggested starting any special meetings to discuss inclusionary zoning at 5 PM.

The Commission agreed on the concept of having a working session to discuss inclusionary zoning with an opportunity for limited public input.

COMMUNICATIONS

None

SECRETARY'S REPORT

Draft of Potential Changes to the Demolition Permit Standards

Brad Murphy noted that a first draft of proposed changes to the demolition and removal provisions in the Zoning Ordinance was included in the Commission's materials. Mr. Murphy indicated that staff was still working on some additional amendments and that future drafts would be provided for the Commission's review.

Update on Zoning Text Amendment Staff Team Activities

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

Upcoming Matters - December 5, 2005

- 702 North Midvale Boulevard - amend PUD-GDP-SIP, grocery store; condominiums; demolition of office building

Tim Parks noted that the project at 702 N. Midvale Boulevard would not be heard on December 5, 2005 as originally scheduled because the developers would not have the required recommendation from the Urban Design Commission until after that meeting. The project is likely to be on the January 9, 2006 agenda.

- 632 Knickerbocker Street - demolition of house
- 1814 Waunona Way - demolition of house
- 6326 Maywick Drive - two apartment buildings

Upcoming Matters - January 9, 2006 Meeting

- 33 South Broom Street (Block 51) - PUD condominiums
- 8102 Watts Road - PUD-GDP, two hotels, two commercial buildings
- 2317 Winnebago Street/2525 East Washington Avenue - PUD-GDP, building demolitions

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by **Boll**, seconded by **Davis**, to Adjourn at 10:40 P.M. The motion passed by acclamation.