



City of Madison Meeting Minutes - Final PLAN COMMISSION

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

Monday, December 5, 2005

5:30 PM

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

ROLL CALL

Present: Brenda K. Konkol, Kenneth Golden, Nan Fey, Judy Bowser, Albert Lanier, Michael Forster Rothbart and Kelly A. Thompson-Frater

Absent: Brian W. Ohm, Sarah Davis and James C. Boll

Excused: Lauren Cnare and Ruth Ethington

Fey was chair for this meeting. Ohm and Davis arrived after the approval of minutes. Boll arrived after the approval of item #2.

Staff present: Brad Murphy, Michael Waidelich, Rebecca Cnare, Linda Horvath, Rick Roll, Dave Trowbridge and Tim Parks, Planning Unit; Matt Tucker, Zoning Administrator, and Larry Nelson, City Engineer.

MINUTES OF THE NOVEMBER 21, 2005 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: January 9, 23; February 6, 20, 2006.

The Plan Commission added a special meeting to discuss Inclusionary Zoning on January 5, 2006 at 5 PM.

ROUTINE BUSINESS

- [02329](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(1) and 10.35, Madison General Ordinances (Hard Disk Drive to Yard Drive). (9th AD)
A motion was made by Bowser, seconded by Ald. Golden, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by the following vote:
Absent: 3 - Ohm, Davis and Boll
Excused: 1 - Cnare and Ethington
Aye: 5 - Konkol, Golden, Bowser, Lanier and Thompson-Frater
No: 1 - Forster Rothbart
Non Voting: 1 - Fey

2. [02469](#) Authorizing additional funds for the acquisition of the properties located at 3052 and 3054 East Washington Avenue required for the planned public bike path improvements and Starkweather Creek Corridor Project. (15th AD)
- A motion was made by Bowser, seconded by Ald. Konkel, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.**
- Present:** Brenda K. Konkel, Kenneth Golden, Nan Fey, Brian W. Ohm, Sarah Davis, James C. Boll, Judy Bowser, Albert Lanier, Michael Forster Rothbart and Kelly A. Thompson-Frater
- Excused:** Lauren Cnare and Ruth Ethington

NEW BUSINESS

3. [02503](#) Consideration of a complaint regarding a previously approved demolition permit and conditional use application located at 5434-5436 Lake Mendota Drive for the demolition of an existing house and construction of a new house on this lakeshore parcel (approved by the Plan Commission on October 20, 2003). 19th Ald. Dist.
- The Plan Commission found that there was no reasonable probability of a violation of the approved conditional use permit, that no public hearing should be scheduled, and requested that the Building Inspection Unit with the assistance of the City Engineer's Office reinspect the site drainage in Spring 2006. If upon reinspection changes to site drainage are required, the Building Inspection Unit shall report its findings to the Commission. The Commission also requested that the parties or their representatives meet to resolve any remaining issues.*
- A motion was made by Ald. Golden, seconded by Ald. Konkel, to Receive. The motion passed by the following vote:**
- Excused:** 1 - Cnare and Ethington
- Aye:** 6 - Konkel, Golden, Davis, Boll, Bowser and Lanier
- No:** 2 - Ohm and Forster Rothbart
- Non Voting:** 2 - Fey and Thompson-Frater
- Speaking in favor of a Plan Commission finding against the conditional use were: Jeanette Tierney, 3309 Tally Ho Lane; Michael Tierney, 5438 Lake Mendota Drive, and; Marjorie Grese, 5435 Lake Mendota Drive.*
- Speaking against a Plan Commission finding against the conditional use was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street, Suite #800.*

PUBLIC HEARING-6:00 p.m.

SPECIAL ITEM

4. [02207](#) Adopting and confirming the City of Madison Comprehensive Plan.
- The Plan Commission recommended adoption of the Comprehensive Plan subject to*

the revisions recommended in the attachment to the Minutes dated December 5, 2005.

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

- 5. [02340](#) This Plan Commission Resolution recommends adoption of the City of Madison Comprehensive Plan, as required by Sec. 66.1001(4), Wis. Stats. *The Plan Commission approved the Comprehensive Plan subject to the revisions recommended in the attachment to the Minutes dated December 5, 2005.*

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

Zoning Map Amendments

- 6. [02319](#) Creating Section 28.06(2)(a)3152. 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) and creating Section 28.06(2)(a) 3153. 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 Office Building and Build 50,000 Square Feet of Grocery Store & 7-Story, 84-Unit Condominium; 11th Aldermanic District: 702 North Midvale Boulevard.

This matter was referred because it had not yet received a recommendation from the Urban Design Commission.

A motion was made by Bowser, seconded by Davis, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on January 9, 2006. The motion passed by acclamation.

Conditional Uses/ Demolition Permits

- 7. [02498](#) Consideration of a demolition permit located at 1814 Waunona Way to demolish a house on a shoreline site to allow for future construction of a single-family house. 14th Ald. Dist.

A motion was made by Forster Rothbart, seconded by Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by the following vote:

Excused: 1 - Cnare and Ethington

Aye: 7 - Konkel, Golden, Davis, Boll, Bowser, Lanier and Forster Rothbart

No: 1 - Ohm

Non Voting: 2 - Fey and Thompson-Frater

Speaking in support of the request were the applicants Dick Gartner and Mary Paul Long, 4011 Monona Drive, Monona.

Speaking neither in support or opposition to the request was Brad Pommerening, 1816 Waunona Way.

8. [02499](#) Consideration of a demolition permit located at 632 Knickerbocker Street to demolish (move) a house to allow for a new single-family house to be built on the site. 10th 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.**

Subdivisions

9. [02500](#) Approving Certified Survey Map of the property located at 2878 Femrite Drive, Town of Blooming Grove, within the City's Extraterritorial Review Jurisdiction.
- Referred at the request of the applicant.*
- A motion was made by Bowser, seconded by Davis, to Rerefer to the PLAN COMMISSION, due back on January 9, 2006. The motion passed by acclamation.**

Zoning Text Amendments

10. [02337](#) Amending Sections 28.08(4)(c)4., 28.08(9)(c)6., and 28.08(11)(c)4. to allow tax-exempt lodging houses as conditional uses in the R3, R4, R4L and R4A Districts.
- The Plan Commission asked that a map of these zoning districts be provided when this item is next considered and that staff review the proposed text amendment against the purpose statement of each district and discuss the reasoning for the request.*
- A motion was made by Bowser, seconded by Davis, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

Discussion of process and schedule to consider recently introduced ordinances related to Inclusionary Zoning.

The Plan Commission discussed its availability to hold a special meeting to discuss Inclusionary Zoning. The Commission decided to schedule this meeting for January 5, 2006 at 5 PM.

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 - January 9, 2006 Meeting

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

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by **Boll**, seconded by **Bowser**, to Adjourn at 8:35 P.M. The motion passed by acclamation.