



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, January 23, 2006

5:30 PM

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

ROLL CALL

Present: Brenda K. Konkell, Lauren Cnare, 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: Ruth Ethington

Fey was chair for this meeting. Lanier arrived after Approval of Minutes and consideration of Items #1 and 2. Ald. Golden left during consideration of Items #3 and 7 near the end of the meeting.

Staff present: Mark A. Olinger, Secretary; Brad Murphy and Tim Parks, Planning Unit; Barb Constans and Hickory Hurie, CDBG Office, Jim Keiken, Madison Fire Department and Dan Rolfs, Community & Economic Development Unit.

MINUTES OF THE MEETINGS OF JANUARY 5, 2006 WORKING SESSION AND JANUARY 9, 2006

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

SCHEDULE OF MEETINGS

ROUTINE BUSINESS

1. [02631](#) Determining a Public Purpose and necessity and adopting a Relocation Order for the City of Madison to purchase a portion of the property at 5102 Meinders Road, adjacent to the recently recorded Owl's Creek Subdivision, which is required for the planned public street improvements for Owl Creek Drive, and authorizing the Mayor and City Clerk to sign all necessary documents necessary to accomplish the acquisition of said properties. (16th AD)
A motion was made by Bowser, seconded by Forster Rothbart, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.
2. [02627](#) Determining a Public Purpose and necessity and adopting Transportation Project Plat No: 5992-05-74-4.01 to 4.03 for the City of Madison to acquire necessary land interests required for the planned public street improvements included in the East Washington Avenue Segment 3 Reconstruction Project, from Second Street to Marquette Street 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 Bowser, 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. [02567](#) Report on Evaluation Study Framework: Inclusionary Zoning Ordinance.
- A motion was made by Bowser, seconded by Davis, to Rerefer to the PLAN COMMISSION, due back on February 6, 2006. The motion passed by acclamation.
- Registered in support and wishing to speak was Marsha Rummel, 1339 Rutledge Street #2, representing the Marquette Neighborhood Association.*

NEW BUSINESS

4. [02634](#) Repealing Section 16.23(4), amending Sections 16.23(8)(a)1. and 16.23(8)(a) 8.a., creating Sections 16.23(9)(d)6.h. and 16.23(9)(e)6. of the Madison General Ordinances to provide for local streets of variable size.
- Forster Rothbart requested information regarding the differences between a "collector" connector and a "distributor" connector.*
- A motion was made by Ald. Golden, seconded by Bowser, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER - REREFER TO PLAN COMMISSION. The motion passed by acclamation.
5. [02716](#) Authorizing participation in the preparation of a cooperative boundary plan under Sec. 66.0307, Wis. Stats., between the City of Madison, the Town of Burke, the Village of DeForest, and the City of Sun Prairie.
- A motion was made by Boll, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.
6. [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.
- An earlier motion by Boll, seconded by Lanier, to recommend approval to the Board of Estimates was reconsidered on a motion by Boll, seconded by Davis. The motion to reconsider passed by acclamation.*
- A motion was made by Boll, seconded by Bowser, to Rerefer to the PLAN COMMISSION, due back on February 6, 2006. The motion passed by acclamation.

PUBLIC HEARING-6:00 p.m.

Zoning Text Amendments

7. [02363](#) Amending Section 28.04(25) of the Madison General Ordinances to change the equity distribution at sale, add a new kind of occupancy, and add exemptions to the inclusionary zoning ordinance.
- A motion was made by Ald. Konkol, seconded by Davis, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION, due back on February 6, 2006. The motion passed by acclamation.**
- Brad Murphy presented the Inclusionary Zoning Evaluation Study dated January 18, 2006 and answered questions related to the study.*
- Speaking in support of ordinance changes were: Marsha Rummel, 1339 Rutledge Street #2, representing the Marquette Neighborhood Association; Jacqueline Yvette Givens-Simmons, 441 E. Bluff Street, and; Michael Christopher, 2 E. Mifflin Street, representing Pres House.*
- Speaking in opposition to the proposed inclusionary zoning amendments were: Ald. Jed Sanborn, 12 Cherbourg Court, representing the 1st District; Ald. Zach Brandon, 3526 Mammoth Trail, representing the 7th District; Douglas Nelson, 2134 Atwood Avenue; Rosemary Lee, 111 W. Wilson Street #108, and; Allen Arntsen, 2817 Milwaukee Street representing Downtown Madison, Inc.*
- Speaking neither in support or opposition of ordinance changes were: Phil Salkin, Realtors Association of South Central Wisconsin, 4801 Forest Run Road. Gabe Albrecht, 3745 Mammoth Trail, and; William Butcher, 2661 Scott Lane, McFarland.*
- Registered in support to the ordinance changes and available to answer questions was Ted Schmidt, Pres House, 731 State Street.*
- Registered in support but not wishing to speak was James Daering, 649 Basswood Avenue, Verona.*
- Registered neither in support or opposition to the ordinance changes and available to answer questions was Tom Hirsch, 14 N. Allen Street representing the Housing Commission.*

Zoning Map Amendments

8. [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.
- A motion was made by Ald. Golden, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.**

Special Items

- 9. [02353](#) Adopting the Villager Site Development and Master Plan as a supplement to the adopted South Madison Neighborhood Plan and as the controlling document for the redevelopment of the Villager by the CDA. 14th Ald. Dist.
A motion was made by Ald. Golden, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

Conditional Uses/ Demolition Permits

- 10. [02585](#) Consideration of a demolition permit/conditional use to demolish an existing house and construct a new house on this lakeshore lot located at 5116 Spring Court. 19th 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 and the following conditions:
-That the driveway be narrowed as much as possible and approved by staff.
-That staff approve a landscaping plan that explores ways to screen the view of the garage.
A motion was made by Boll, seconded by Ald. Golden, to Approve. The motion passed by the following vote:

Excused: 0 - Ethington
Aye: 5 - Cnare, Golden, Boll, Bowser and Lanier
No: 3 - Konkel, Ohm and Davis
Non Voting: 3 - Fey, Forster Rothbart and Thompson-Frater

Speaking in support of the project was the applicant, Lori Smith, 5116 Spring Court, and; George Solner, Zingg Design, 3102 Elm Lane, Middleton and Allen Arntsen, 2817 Milwaukee Street, both representing the applicants.

Speaking in opposition were Kim McBride, 5114 Lake Mendota Drive and Alice Erickson, 5109 Spring Court.

Registered in opposition but unable to attend was Jeannine Sievert, 5101 Spring Court, who provided late written comments to be considered by the Commission.

- 11. [02762](#) Consideration of a demolition permit/conditional use located at 100 Morningside Avenue to demolish an existing house and build a new house on the site. 15th 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.
An earlier motion by Boll, seconded by Bowser, to refer this matter failed on a vote of 5-3 (AYE: Boll, Bowser, Ald. Konkel; NAY: Lanier, Ald. Golden, Ald. Cnare, Ohm, Davis).
A motion was made by Ald. Golden, seconded by Bowser, to Approve. The motion passed by the following vote:

Excused: 0 - Ethington

Aye: 7 - Konkel, Cnare, Golden, Ohm, Davis, Bowser and Lanier

No: 1 - Boll

Non Voting: 3 - Fey, Forster Rothbart and Thompson-Frater

Speaking in support of the request was the applicant, George Riggan, Operation Fresh Start, 1925 Winnebago Street.

Speaking in opposition were Janet Kennedy and Douglas E. Harriman, 202 Morningside Avenue.

12. [02763](#) Consideration of a conditional use located at 1402 Wingra Creek Parkway for additions and alterations to a Parks maintenance facility. 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 and the comments of the Urban Design Commission.
A motion was made by Bowser, seconded by Boll, to Approve. The motion passed by acclamation.
Registered in support and available to answer questions were: Si Widstrand, Madison Parks Division, the applicant; Richard C. Lundeen, 1468 N. High Point Road, Middleton, and; Richard Slayton, Rettler Corporation, 8500 Greenway Boulevard, Middleton.
13. [02764](#) Consideration of a conditional use located at 2 Eastpark Court for a car rental business. 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 Lanier, seconded by Boll, to Approve. The motion passed by acclamation.
Registered in support and available to answer questions were: Brian Wolff, Enterprise Rent-A-Car, 10 E. Doty Street; Dave Engelke, 2532 Bigler Circle, and; Richard Wilberg, 2141 Chamberlain Street, representing The American Center.
14. [02765](#) Consideration of a conditional use located at 5109 West Terrace Drive for a new hotel. 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.
Forster Rothbart asked staff to confirm the location of the proposed detention facility.
A motion was made by Boll, seconded by Lanier, to Approve. The motion passed by acclamation.
Registered in support and available to answer questions were Jerry Olson, 810 Cardinal Lane, Hartland and Richard Wilberg, 2141 Chamberlain Street, representing The American Center.

Subdivisions

15. [02766](#) Approving Certified Survey Map-Deep Residential Lot of the Keller property located at 5505 Greening Lane. 19th Ald. Dist.

The Commission referred this matter to allow the alder an opportunity to hold a neighborhood meeting to discuss the request.

A motion was made by Ald. Golden, seconded by Ohm, to Rerefer to the PLAN COMMISSION, due back on February 6, 2006. The motion passed by the following vote:

Excused: 0 - Ethington

Aye: 7 - Konkel, Cnare, Golden, Ohm, Boll, Bowser and Lanier

No: 1 - Davis

Non Voting: 3 - Fey, Forster Rothbart and Thompson-Frater

Speaking in support of the land division were Devin & Christopher Keller, 5505 Greening Lane, the applicants, and Keith Watkins, TopLine Surveying, 6 S. Midvale Boulevard, representing the applicants.

Speaking in opposition of the request were Robin & Brent Scott, 2652 Scott Lane, McFarland.

Speaking neither in support or opposition of the request was Helen Sanborn, 5515 Greening Lane.

Registered in support but not wishing to speak was Marie Louise Demps, 5501 Greening Lane.

Zoning Text Amendments

16. [02367](#) Amending Section 28.11(4) of the Madison General Ordinances to permit Common Council approval of off-streth loading facilities that do not conform to the requirements of Sec. 28.11(4).

A motion was made by Ald. Golden, seconded by Ohm, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by acclamation.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

Update on Zoning Staff Team Activities

The latest ZTAST agenda was included in the Commission's packet of materials.

17. [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.
- A motion was made by Ald. Konkel, seconded by Lanier, to Rerefer to the PLAN COMMISSION, due back on February 6, 2006. The motion passed by acclamation.**

UPCOMING MATTERS - February 6, 2006 Meeting

- 2810-2818 Todd Drive/2703-2805 West Beltline Highway, building demolitions/new retail-office building
- 6753 Raymond Road, demolish house/new apartment building
- 4841 Annamark Drive, new restaurant in Planned Commercial Site
- 4302 East Washington Avenue, demolish commercial building/new coffee shop with drive-up service

UPCOMING MATTERS - February 20, 2006 Meeting

- 437-443 West Mifflin Street, demolition/PUD new residential
- 9624 Old Sauk Road, "Emerick Oaks" Plat

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Boll, seconded by Ald. Cnare, to Adjourn at 10:50 P.M. The motion passed by acclamation.