



City of Madison Meeting Minutes - Final PLAN COMMISSION

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

Monday, February 6, 2006

5:30 PM

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

ROLL CALL

Fey was chair for this meeting. Ald. Golden left following the end of the public hearing portion of the agenda.

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

Excused: Albert Lanier and Ruth Ethington

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Michael Waidelich and Tim Parks, Planning Unit; Barb Constans and Hickory Hurie, CDBG Office, and Kitty Noonan, City Attorney's Office.

MINUTES OF THE JANUARY 23, 2006 MEETING

Forster Rothbart asked that the minutes be revised to note the location of the meeting in Room 260, Madison Municipal Building.

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

SCHEDULE OF MEETINGS

The Plan Commission added working sessions on February 9 and 16, 2006 to discuss inclusionary zoning. The meetings will begin at 5:00 P.M.

UNFINISHED BUSINESS

1. [02567](#) Report on Evaluation Study Framework: Inclusionary Zoning Ordinance.
A motion was made by Ald. Konkol, seconded by Boll, to Approve accepting the report. The motion passed by acclamation.
Speaking neither in support nor opposition to the inclusionary zoning report and study framework and inclusionary zoning was Susan Schmitz, Downtown Madison, Inc., 615 E. Washington Avenue.
Registered in support and available to answer questions was Tom Hirsch, 14 N. Allen Street, representing the Housing Commission.

PUBLIC HEARING-6:00 p.m.

Special Item

2. [02562](#) Authorizing the Mayor and City Clerk to execute appropriate documents to

release a use restriction on the Brentwood Terrace Apartments located at 2018 North Sherman Avenue. 12th Ald. District.

The recommendation is condition upon the property owner paying the park fees prior to recording the release.

A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

Speaking in support of the request was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street #800 representing the applicant Brentwood Terrace Assoc., LLP.

Registered in support and available to answer questions was Joe Gallina, 8500 Greenway Boulevard, Middleton and Dan Martinson, 2110 N. Sherman Avenue.

Registered in support but not wishing to speak was Alicia Basar Gebhardt, 1805 Sheridan Drive and Alex Einsman, 513 E. Gorham Street.

Conditional Uses/ Demolition Permits

- 3. [02814](#) Consideration of a demolition permit/conditional use to demolish a house and build a new 8-unit building on the site located at 6753 Raymond Road. 7th 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 Davis, to Approve. The motion passed by acclamation.

Registered in support of the project and available to answer questions were J. Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton representing Midland Builders, and Heather Gessler, Midland Rental, 6801A Chester Drive.

Registered in support but not wishing to speak was Krista Schweiner, Midland Rental, 6801A Chester Drive.

Subdivisions

- 4. [02500](#) Approving Certified Survey Map of the property located at 2878 Femrite Drive, Town of Cottage Grove, within the City's Extraterritorial Review Jurisdiction.

The Commission found that the standards for agricultural extraterritorial land divisions were met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following condition:

-That condition #2 of the Planning Unit report be revised to read: "That the applicant work with City staff to resolve issues related to the requirement to show the remainder of the property owner's 25-acre site on the Certified Survey Map as a lot as required by City's Subdivision Regulations."

A motion was made by Boll, seconded by Bowser, to Approve. The motion passed by the following vote:

Excused: 1 - Lanier and Ethington

Aye: 7 - Cnare, Golden, Ohm, Davis, Boll, Bowser and Thompson-Frater

No: 1 - Forster Rothbart

Abstain: 1 - Konkel

Non Voting: 1 - Fey

Speaking in support of the request were Roger Korfmacher, 2846 Femrite Drive, Cottage Grove and Brian Korfmacher, 1910 Render Road, Cottage Grove.

5. [02766](#)

Approving Certified Survey Map-Deep Residential Lot of the Keller property located at 5505 Greening Lane. 19th Ald. Dist.

The Commission found that the standards were met and granted approval of a deep residential lot subject to the comments and conditions contained in the Plan Commission materials and the following condition:

-That the applicant work with the City Engineer on developing a detailed drainage plan for this property prior to final approval of the CSM.

A motion was made by Bowser, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

Speaking in support of the request was the applicant, Christopher Keller, 5505 Greening Lane.

Zoning Text Amendments

6. [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.

Ald. Golden proposed passing the "Pres House amendment" regarding leased residential spaces out for the Common Council to consider at their February 21, 2006 meeting. At the same meeting, Ald. Golden indicated that an ordinance that included the remaining proposed changes to inclusionary zoning would be introduced to continue the dialogue on those other proposed changes.

Alds. Golden and Konkel asked that a link be provided in Legistar [the Legislative Information Center] between the new ordinance to be introduced and I.D. 02363 so that the information presented to and decisions made by other reviewing boards and commissions about changes to inclusionary zoning could be linked to the continuing dialogue. Staff indicated that it will work with the City Clerk's Office to see if those links can be made.

A motion was made by Ald. Golden, seconded by Ohm, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING the February 3, 2006 substitute ordinance regarding leased residential spaces. The motion included a request for the City Attorney's Office to draft the remaining changes to the ordinance for introduction at the February 21, 2006 Common Council meeting with public hearings to be set as soon as possible. The motion passed by acclamation.

Speaking in support were Lisa Subeck, 818 S. Gammon Road #4; Michael Jacob, 410 Russell Street; Julie Spears, 812 Jenifer Street; Harry Richardson, 18 Sherman Terrace #4; Satya Rhodes-Conway, 2642 Hoard Street; Deborah Ann Speckmann, 16 High Point Woods Drive #203; Michael Christopher, 2 E. Mifflin Street representing Pres House; Amy Westra, 920 O'Sheridan Street; Pam Jason Engle, 2961 Union Street;

Tom Hirsch, 14 N. Allen Street representing the Housing Commission, and; Beth Harper, 1712 Van Hise Avenue #2.

Speaking neither in support or opposition were: John Maasch, Veridian Homes, 6801 South Towne Drive; Alex Saloutos, 337 E. Sunset Court; Marsha Rummel, 1339 Rutledge Street #2; Phil Salkin, Realtors Association of South Central Wisconsin, 4801 Forest Run Road; Ald. Zach Brandon, 3526 Mammoth Trail, representing District 7; Ald. Larry Palm, 2502 Dahle Street, representing District 15, and; Ald. Judy Compton, 6030 Fairfax Lane, representing District 16;

Registered in opposition and wishing to speak but not present when called was Patrick McCaughey, 914 West Shore Drive.

Registered in opposition to repealing inclusionary zoning was Jim Kellerman, 5421 Esther Beach Road.

7. [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.

This text amendment was referred to provide staff with an opportunity to draft a substitute that excluded the R3 and R4L zoning districts, to incorporate language in the conditional use standards proposed by Assistant City Attorney Kitty Noonan, and to consider density restrictions for these uses.

A motion was made by Ald. Golden, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by the following vote:

Excused: 1 - Lanier and Ethington

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

No: 1 - Konkel

Non Voting: 2 - Fey and Thompson-Frater

Speaking in support of the text amendment was David Sparer, 16 N. Carroll Street, Suite 500 representing Madison Community Co-op and Ald. Judy Olson, 518 Clemons Avenue, representing District 6.

Speaking in opposition was Jon Standridge, 1011 Edgewood Avenue representing the Vilas neighborhood.

BUSINESS BY MEMBERS

Bowser indicated that her time on the Plan Commission was coming to a close and that due to family commitments the next few meetings, she would be unable to attend upcoming meetings of the Joint Southeast Campus Area Committee, of which she is the Plan Commission representative. She asked for the Commission to consider her replacement. Brad Murphy indicated that this matter should be placed on the next Plan Commission agenda as an action item.

COMMUNICATIONS

None

SECRETARY'S REPORT

Discussion of Proposed Infiltration Standards in Dane County

Update on Zoning Text Staff Team Matters

8. [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.
- The Plan Commission directed staff to draft a zoning text amendment to allow time extensions to be granted between the time a general development plan is approved and building permits are issued for a period up to an additional two years beyond the 36 months proposed following a review of the extension by the Commission at a duly noticed public hearing.*
- The Plan Commission referred consideration of proposed demolition standard revisions to a future meeting.*
- A motion was made by Davis, seconded by Boll, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**
- Speaking in support of the proposed text amendment regarding PUD extensions was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street #800.*
- Registered neither in support or opposition to the proposed changes to the demolition standards and wishing to speak was Marsha Rummel, 1339 Rutledge Street #2.*

Upcoming Matters - February 20, 2006 Meeting

- 437-443 West Mifflin Street - Demolition/PUD new apartments
- 9624 Old Sauk Road - "Emerick Oaks" Plat
- 2810-2818 Todd Drive/2703-2805 West Beltline Highway - Building Demolitions/New Retail Office
- 4841 Annamark Drive - New Restaurant in Planned Commercial Site
- 2616 Waunona Way - Demolish/Replace House on Lakeshore Lot

Upcoming Matters - March 6, 2006 Meeting

- 700 Block University Ave - PUD-SIP University Square Site
- Hawks Ridge Estates - Plat, 9201 Mid-Town Road

ANNOUNCEMENTS

Forster Rothbart drew the Commission's attention to an article in The Capital Times regarding house relocations.

ADJOURNMENT

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