



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

Monday, February 5, 2007

5:30 PM

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

ROLL CALL

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

Excused: Lauren Cnare and Ruth Ethington

Fey was chair for this meeting. Ald. Konkol arrived following approval of the January 22 minutes and Items 2 & 3.

Staff present: Brad Murphy & Tim Parks, Planning Unit; Janet Piraino & Jeanne Hoffman, Mayor's Office; Michael May, City Attorney.

MINUTES OF THE MEETING of January 22, 2007

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

SCHEDULE OF MEETINGS

February 19; March 5, 19; April 9, 23, 2007

UNFINISHED BUSINESS

1. [04859](#) Amending Section 16.04 and relocating, amending, and renumbering Section 3.18 as Section 16.05 of the Madison General Ordinances to reflect the reorganization of the Department of Planning and Development as the Department of Economic and Community Development and to update existing references in various Chapters to reflect the changes in Department and Unit names.
The Plan Commission recommended approval of Substitute Ordinance (Version 2) 04859 with the following changes:
 1. In Section 16.04(1) on the second line, remove the word "of."
 2. In Section (1) change the last line to read: if appropriations are set forth in the budget for each unit "or office" of the department.
 3. In Section (3), second line remove the word "of."
 4. In Section (3), fourth line remove the words "effective March 1, 1989."
 5. In Section (4), add the Long-Range Transportation Planning Commission and the Madison Arts Commission.
 6. In Section (4)(c) change the Community Development Block Grant Program to "office ."
 7. In Section (5) change Current Planning to "Development Review," add the word "Planning" behind Housing, add the words "assisting other governmental units to site facilities" before the word "transportation," and add a sentence to the end of the section

- which reads "The unit also provides technical support services for the Madison Area Metropolitan Planning Organization, a separate planning policy board."
8. In Section (6)(b) change the sentence to read "managing and coordinating the tools to revitalize neighborhoods and commercial areas."
9. In Section (6)(d) add "through the Senior Center" to the end of the phrase.
10. In Section (6)(e) change the sentence to read "Planning, developing, implementing and evaluating Community Services and Human Services, including services purchased by the City from non-profit agencies through the Office of Community Services."
11. In Section (6)(f) change the sentence to read "promoting healthy neighborhoods and a viable urban community through support of effective community-oriented programs which provide affordable housing, expand economic opportunities, enhance suitable living environments, and support thriving neighborhoods, giving priority to persons of low and moderate income, through the Community Development Block Grant Office."
12. Move the last sentence to immediately follow the title of Section (6) and change the sentence to read "this unit includes Real Estate services, Community Development services, the Community Development Block Grant Office, the Senior Center, the Office of Community Services and the Office of Business Resources."
13. On a motion by Ald. Konkel, seconded by Ald. Golden, the Plan Commission amended the main motion to add the following phrase to Section (6)(f), "including services purchased by the City from private non-profit agencies for housing, business development, community gardens, neighborhood centers, housing services for people with special needs, linkages to resources and neighborhood revitalization."
14. In the same motion, the following phrase was added to Section (6)(e), "including services for child care, support to families, senior services, youth services, domestic violence and sexual assault services, services that provide community assistance and access and neighborhood organizing and capacity building."

The Plan Commission also recommended as part of the main motion changing the name of all of the units within the Department to "Divisions" and also recommended that the name of the Inspection Unit be changed to "Neighborhood Preservation and Inspection." The Commission recommended that the acronym "MPO" be added after Transportation Planning in the organizational chart. The Commission requested the City Attorney to add language that identifies the divisions responsible for providing staff support for each board and commission.

The main motion which had originally recommended that the name of the Department be changed to "Community Development and Planning" was amended on a motion by Bowser, with a second by James Boll to change the name of the Department to "The Department of Planning, Community and Economic Development." Ohm and Thompson-Frater voted against the motion. The Plan Commission indicated that the main motion did not include the Board of Estimates' recommendation to create a committee to explore the creation of an Office of Neighborhood Support. Commission members noted that this recommendation should come back to the Plan Commission, along with the Resolution ID 05574, which is being introduced on February 6, 2007 and which would accept the Department of Planning and Development reorganization report with its recommendations.

A motion was made by Konkel, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by the following vote:

Excused: 1 - Cnare and Ethington

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

No: 1 - Konkel

Non Voting: 1 - Fey

Speaking in opposition to the department reorganization was Peter Munoz, 4102 Meadow Valley Drive.

ROUTINE BUSINESS

- 2. [05329](#) Approving a "Minor" Change to Amend the Environmental Corridor within the Central Urban Service Area of Dane County for the Property of 4602 S. Biltmore Lane (aka 5202 Eastpark Blvd). (17th 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.

- 3. [05388](#) Determining a Public Purpose and necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for improvements for Troy Drive Sidewalk from School Drive to Forster Drive, being located in part of the Southwest 1/4 of Section 25, Town 8 North, Range 9 East, City of Madison, Dane County, Wisconsin and authorizing the Mayor and City Clerk to sign all necessary documents necessary to accomplish the acquisition of land interests. (18th 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.

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments/Subdivisions

- 4. [05368](#) Creating Section 28.06(2)(a)3240. 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: 4-Story, 119-Room Hotel; 9th Aldermanic District: 479 Commerce Drive.
Approval recommended subject to the comments and conditions contained in the Plan Commission materials.
A motion was made by Golden, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:
 - Excused:** 1 - Cnare and Ethington
 - Aye:** 6 - Konkel, Golden, Ohm, Davis, Boll and Bowser
 - No:** 1 - Thompson-Frater
- Non Voting:** 1 - Fey

5. [05370](#) Creating Section 28.06(2)(a)3236. 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: 4-Story, 132-Room Hotel; 9th Aldermanic District: 483 Commerce Drive.

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

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

- Excused:** 1 - Cnare and Ethington
- Aye:** 6 - Konkel, Golden, Ohm, Davis, Boll and Bowser
- No:** 1 - Thompson-Frater
- Non Voting:** 1 - Fey

Registered in support and available to answer questions on Items 4 & 5 was the applicant, Jeff Kraemer, Raymond Management Co., 7700 Mineral Point Road, and Gary Brink, Gary Brink & Associates; 8401 Excelsior Drive, the project architect for the applicant.

6. [05369](#) Creating Section 28.06(2)(a)3239. of the Madison General Ordinances rezoning property from R2T Single-Family Residence District to R4 General Residence District. Proposed Use: Multi-Family Development; 1st Aldermanic District: 3160 Jeffy Trail.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials for the rezoning and revised preliminary/ final plat.

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

7. [05480](#) Approving the revised preliminary/final plat known as "The Second Addition to Hawks Creek" located at 3120-3160 Jeffy Trail. 1st Ald. Dist.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials for the rezoning and revised preliminary/ final plat.

A motion was made by Ohm, 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 of Items 6 & 7 and wishing to speak was Ron Trachtenberg, Murphy Desmond, SC, 2 E. Mifflin Street, Suite 800, representing the applicant, Rick McKy.

8. [05378](#) Creating Section 28.06(2)(a)3237. of the Madison General Ordinances rezoning property from C2 General Commercial and R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3238. 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 5 Buildings Located at 434, 438, 440, 444 West Johnson Street and 333 North Bassett Street & Build 12-Story, 197 Unit Condominium Building with Commercial Space; 4th Aldermanic District 454 West Johnson Street.

The Plan Commission referred this matter pending 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. The motion passed by acclamation.

Conditional Uses/ Demolition Permits

9. [05481](#) Consideration of a conditional use for a Planned Residential Development located at 8201 Flagstone Drive for a 40-unit condominium project. 1st 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 Ohm, seconded by Boll, to Approve. The motion passed by acclamation.**
- Registered in support of the project and available to answer questions was Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton, representing the developer, Great Dane Development.*

ADDENDUM

10. [05574](#) Accepting the "Department of Planning and Development Reorganization Report" with its recommendations.
- A motion was made by Golden, seconded by Bowser, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.**

BUSINESS BY MEMBERS

- Ald. Golden provided a brief update on the sale of the former Dudgeon School to Wingra School, and their plans for the property.
- Ald. Konkel indicated her desire for the Plan Commission to hold a discussion on the number of bedrooms being provided in residential units and inquired whether a policy needed to be implemented. Brad Murphy indicated that he would discuss this issue with the City Attorney's Office and that he would schedule a discussion of this topic for the Commission's March 5, 2007 agenda.

COMMUNICATIONS

None

SECRETARY'S REPORT

Brad Murphy noted the upcoming matters for the Plan Commission, including a staff briefing on the forthcoming Hoepker/ Pumpkin Hollow Neighborhood Development Plan at the February 19 meeting. He indicated that the briefing would also include an

alternative development concept for some of the land in that neighborhood planning area.

UPCOMING MATTERS - February 19, 2007 Meeting

- 733 County Highway "M" - PUD-GDP, apartment project
- 2810 Todd Drive/2705 West Beltline Highway, demolish two buildings/build new commercial building and parking
- 2912 Waunona Way - demolish house/building new house on lakeshore lot
- 2016 Sundstrom Street - Rezone to R3 and demolish house

UPCOMING MATTERS - March 5, 2007 Meeting

- 8210 Highview Drive - Amended PUD/senior housing
- 801 Redan Drive - new school

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by **Boll**, seconded by **Davis**, to Adjourn at 7:40 P.M. The motion passed by acclamation.