



City of Madison Meeting Minutes - Final PLAN COMMISSION

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

Monday, March 19, 2007

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, Judy Bowser and Kelly A. Thompson-Frater

Excused: Ruth Ethington

Fey was chair for the meeting. Ald. Konkol arrived following approval of the minutes. Ald. Golden left the meeting following the conclusion of the public hearing.

Staff present: Mark A. Olinger, Secretary; Rebecca Cnare, Bill Fruhling, Brad Murphy & Tim Parks, Planning Division; Dan McCormick, Traffic Engineering Division; Larry Nelson, City Engineer; Michael Gay, Office of Business Resources; Don Marx, Community & Economic Development Division; Janet Piraino & Jeanne Hoffman, Mayor's Office; Hickory Hurie, CDBG Office.

MINUTES OF THE February 19 & March 5 MEETINGS

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

SCHEDULE OF MEETINGS

April 9, 23; May 7 & 21, 2007

SPECIAL ITEM OF BUSINESS-5:30 p.m.

Presentation by State of Wisconsin Department of Administration/Vandewalle Associates regarding proposed redevelopment of the Hill Farms State Office Property generally located at North Segoe Road and University Avenue.

The Plan Commission received an informational presentation by the State Department of Administration and Vandewalle Associates regarding the proposed redevelopment of the Hill Farms State Office property.

Speaking on behalf of the proposed redevelopment project were: Robert Cramer, Department of Administration, 101 E. Wilson Street; Brian Munson, Vandewalle & Associates, 120 E. Lakeside Street, representing the Department of Administration, and; Linda Baxter Davie, 113 S. Owen Drive on behalf of Sheboygan Community Gardens.

Speaking in opposition to the proposed redevelopment project was Hope Rennie, 5006 Woodburn Drive on behalf of Sheboygan Community Gardens.

Registered in support and available to answer questions was Mike Slavney, Vandewalle & Associates, 120 E. Lakeside Street, representing the Department of Administration.

ROUTINE BUSINESS

1. [05709](#) Declaring the former Dudgeon School building and a parcel of land under and immediately adjacent to the building located at 3200 Monroe Street surplus to the needs of the City and authorizing its sale to Wingra School, Inc. ("Wingra") for the renovation, expansion and continued use of the building as a school and dedicating the lands north and south of the parcel of land being sold to Wingra as parkland. 10th Ald. Dist.

The Plan Commission recommended approval of the resolution with the following revisions:

-That condition #13 be revised so as to now read: "Upon purchase of the Property and for as long as the building is operated as a school, Wingra and its successors and assigns shall establish and implement a space reservation schedule policy allowing the Building to be used for public and private neighborhood uses as specified with that policy. Such uses shall include a polling place and include, but not be limited to public and private neighborhood uses including neighborhood meetings as the schedule permits similar to now."

-That the second sentence in condition #18 be revised so as to now read: "Wingra will create a neighborhood liaison committee that will remain active as long as Wingra owns and operates the building."

-That an additional Resolved clause be added as follows: "Be It Further Resolved, That the net sale proceeds shall be deposited in the Affordable Housing Trust Fund pursuant to MGO 4.22 (3)(c)4."

Ald. Golden noted before making the motion that, although his wife works at the New Morning School on the subject site, the City Attorney's Office indicated that he did not have a conflict of interest with this matter.

A motion was made by Golden, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.

Registered in support and available to answer questions were: Melissa Huggins, 101 Lincoln Street; Patrick Sweet, 2006 Jefferson Street; Paul Oskosky, 21 S. Hillside Terrace; Joyce Perkins, 731 Copeland Street; Michael Christopher, 2 E. Mifflin Street, representing Wingra School, and; Jane Riley, 3004 Monroe Street, representing the Dudgeon-Monroe Neighborhood Association.

2. [05719](#) Determining a public purpose and necessity for the acquisition of an 8-unit apartment building located at 837 Hughes Place for park purposes. 14th Ald. Dist.

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

Excused: 1 - Golden and Ethington

Aye: 5 - Cnare, Ohm, Davis, Bowser and Thompson-Frater

No: 2 - Konkel and Boll

Non Voting: 1 - Fey

3. [05746](#) Authorizing the acceptance of an Offer to Sell from Thomas Speranza for a single-family property located at 2602 Nana Lane for the expansion of Thut Park. 14th Ald. Dist.
- A motion was made by Boll, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.**
4. [05654](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for the construction improvements for Hanson Road / Portage Road from Manufacturer Drive to Interstate Highway 39 (I.H. 39) - Engineering Project No. 53W0189. 17th Ald. Dist.
- 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.**
5. [05674](#) Vacating / Discontinuing portions of Sawyer Terrace and Frey Street and a public "walk" as platted by University Hill Farms Commercial Reserve Addition being located in part of the Northeast ¼ of the Northwest ¼ Section 20, Town 07 North, Range 09 East, City of Madison, Dane County, Wisconsin. 11th Ald. Dist.
- 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.**
6. [05695](#) Report of the City Engineer - Determination of Whether to Repair or Replace the Lake Wingra Dam.
- The Plan Commission recommended that the dam be replaced rather than repaired.*
- A motion was made by Bowser, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by the following vote:**
- Excused:** 1 - Golden and Ethington
- Aye:** 6 - Cnare, Ohm, Davis, Boll, Bowser and Thompson-Frater
- No:** 1 - Konkel
- Non Voting:** 1 - Fey
7. [05804](#) Authorizing the Mayor and City Clerk to execute a lease with Postal Partners, LLC, the owner of property located at 441 North Lake Street, to accommodate the existing encroachment of the owner's building into the City's adjacent Lake Street Parking Ramp property.
- A motion was made by Bowser, seconded by Thompson-Frater, to Return to Lead with the Recommendation for Approval to the TRANSIT AND PARKING COMMISSION. The motion passed by the following vote:**

Excused: 1 - Golden and Ethington

Aye: 6 - Konkel, Cnare, Ohm, Davis, Bowser and Thompson-Frater

No: 1 - Boll

Non Voting: 1 - Fey

8. [05807](#) Accepting a Sanitary Sewer Easement from the Vedder-Shults Trust across property located at 5110 Spring Court.

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

9. [05574](#) Accepting the "Department of Planning and Development Reorganization Report" with its recommendations.
The Plan Commission referred this matter to the April 9, 2007 meeting of the Commission and asked that the discussion be scheduled for 5:30 PM that night prior to the public hearing.

On a motion by Ald. Konkel, seconded by Davis, the Commission approved a motion stating its support for the ideas contained in the draft substitute of the Board of Estimates recommendations regarding the Office of Neighborhood Support distributed by Ald. Judy Olson at the meeting.

A motion was made by Konkel, seconded by Davis, to Rerefer to the PLAN COMMISSION. The motion passed by acclamation.

Speaking in support of the report was Ald. Judy Olson, 518 Clemons Avenue, representing the 6th District.

PUBLIC HEARING-6:00 p.m.

10. [05720](#) SUBSTITUTE - Adopting the Monroe Street Commercial District Plan and the recommendations contained therein as a supplement to the City's Comprehensive Plan.

The Plan Commission recommended that the plan be adopted with the following revisions and inclusions:

-That the plan be adopted with conditions #1-5 of the Planning Division report dated March 14, 2007, with #1 revised to now read "Planning Division staff, in consultation with neighborhood representatives and the approval of the Plan Commission chair, be permitted to make minor revisions to the final document, including format changes, to update, correct typographical errors, and clarify but not substantively alter specific recommendations.

-That the plan be adopted with a new condition #6 of the Planning Division report that states "That the range of building heights recommended in the Plan be expanded to include and permit four-story buildings with the understanding that lot size, proximity to other building forms, setbacks, step-backs, and floor to floor height shall all be considered when reviewing the redevelopment of properties on Monroe Street.

A motion was made by Golden, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Excused: 0 - Ethington

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

No: 1 - Ohm

Non Voting: 1 - Fey

Registered in support and available to answer questions were Julia Kerr, 1626 Madison Street, representing the Vilas Neighborhood Association and Jane Riley, 3004 Monroe Street, representing the Dudgeon-Monroe Neighborhood Association.

11. [05532](#)

Accepting the Final Report of the East Washington Capitol Gateway Plan Advisory Committee and adopting the East Washington Capitol Gateway Corridor Plan and Urban Design Guidelines as a supplement to the City of Madison Comprehensive Plan, and other City plans to be used to guide future land use and development within the East Washington Capitol Gateway Corridor.

The Plan Commission referred this matter for 90 days, with an expected return date of July 9, 2007.

In referring this matter, the Plan Commission requested the following:

-That staff provide additional information regarding the nature of the comprehensive transportation and parking plan needed for the Isthmus and how much such a study will cost.

-That staff prepare an analysis comparing the bulk and massing recommendations in the proposed BUILD Plan with the recommendations in the East Rail Corridor Plan, Yahara River Master Plan and draft updated Tenney-Lapham Neighborhood Plan.

-That the draft Urban Design District guidelines related to the E. Washington Capitol Gateway Plan be provided to the Commission to be reviewed concurrently.

The motion to refer replaced an earlier motion by Ald. Konkel, seconded by Ohm to approve the plan subject to the completion of a comprehensive transportation and parking study for the Isthmus and a condition that the heights in the E. Washington Capitol Gateway Plan be limited to the heights recommended in the draft updated Tenney-Lapham Neighborhood Plan and East Rail Corridor Plan until after the transportation and parking study is completed.

A motion was made by Konkel, seconded by Ohm, to Rerefer to the PLAN COMMISSION. The motion passed by the following vote:

Excused: 0 - Ethington

Recused: 1 - Boll

Aye: 6 - Konkel, Cnare, Ohm, Davis, Bowser and Thompson-Frater

No: 1 - Golden

Non Voting: 1 - Fey

Speaking in support of the East Washington Capitol Gateway Plan, following a presentation by Mark A. Olinger, were: Brad Mullins, 401 N. Carroll Street; Susan

Schmitz, 210 Marinette Trail, representing Downtown Madison, Inc.; Curtis Brink, 101 Acadia Drive; Robert Horowitz, 6217 N. Highlands Avenue, Chair of the East Washington Capitol Gateway Plan Steering Committee; Kevin O'Driscoll, 450 N. Baldwin Street; Ald. Judy Olson, 518 Clemons Avenue, representing the 6th District, and; Jeanne Hoffman, representing the Mayor's Office.

Speaking in opposition to the plan were: Joe Lusson, 480 N. Baldwin Street #6; James Westring, 1132 Drake Street, representing the Madison Trust for Historic Preservation; Peter Wolff, 945 Jenifer Street; Leslie Schroeder, 213 S. Baldwin Street, and; John Hendrick, 1315 Spaight Street.

Speaking neither in support nor opposition to the plan were: Patrick McDonnell, 441 N. Paterson Street, representing the Tenney-Lapham Neighborhood Association; Davis Waugh, 1213 E. Mifflin Street, and; Marsha Rummel, 1339 Rutledge Street, representing the Marquette Neighborhood Association.

Registered in support of the plan but not wishing to speak was Rosemary Lee, 111 W. Wilson Street.

Registered in opposition to the plan were: Michael Bridgeman, 106 S. Franklin Street; Dan Melton, 2138 LaFollette Avenue, representing the Schenk-Atwood-Starkweather-Yahara Neighborhood Association, and; Benjamin Sommers, 1237 Spaight Street.

Zoning Map Amendments

12. [04682](#) Creating Section 28.06(2)(a)3227. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3228. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Build 5 Buildings With 140 Condo Units, 63 Rental Units, 100,673 Square Feet of Commercial Space; 6th Aldermanic District: 2340, 2416, 2504 & 2507 Winnebago Street.

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

Ald. Konkell noted that it appeared that the standards were met for granting a waiver to the number of affordable dwelling units in this project under the Inclusionary Zoning Ordinance, though it wasn't clearly stated in the CDBG report.

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

Speaking in support of the project were: Lance McGrath, McGrath Associates, 103 N. Hamilton Street, the applicant; Bill White, 2708 Lakeland Avenue, representing McGrath; Dan Melton, 2138 LaFollette Avenue, representing the Schenk-Atwood-Starkweather-Yahara Neighborhood Association, and; Ald. Judy Olson, 518 Clemons Avenue, representing the 6th District.

Registered in support and available to answer questions were Paul Cuta & Marc Schellpfeffer, Engberg Anderson, 1 N. Pinckney Street and Christopher Thiel, Schreiber

Anderson Associates, 717 John Nolen Drive, all representing McGrath Associates.

Registered in support but not wishing to speak were: Susan Schmitz, 210 Marinette Trail, representing Downtown Madison, Inc.; Kevin O'Driscoll, 450 N. Baldwin Street, and; Marsha Rummel, 1339 Rutledge Street.

13. [05643](#)

Creating Section 28.06(2)(a)3244. of the Madison General Ordinances rezoning property from R2 Single-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Expansion of Existing School Building; 10th Aldermanic District: 3200 Monroe Street.

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

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

Registered in support and available to answer questions were: Melissa Huggins, 101 Lincoln Street; Patrick Sweet, 2006 Jefferson Street; Paul Oskosky, 21 S. Hillside Terrace; Joyce Perkins, 731 Copeland Street; Michael Christopher, 2 E. Mifflin Street and Mark Engman & Bob Shipley, BWZ Architects, 2211 Parmenter Street, Middleton, all three representing Wingra School, and; Audrey Heighton 609 Chapman Street and Jane Riley, 3004 Monroe Street, both representing the Dudgeon-Monroe Neighborhood Association.

14. [05644](#)

Creating Section 28.06(2)(a)3246. 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-Building Apartment Development--34 Total Units; 3rd Aldermanic District: 6809 & 6827 Milwaukee Street, 6826 Reston Heights Drive & 102 Windstone Drive.

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

-That any future conversion of the proposed apartments into condominiums will require the prior approval of a major alteration to the planned unit development. Inclusionary Zoning would not apply to the conversion unless there were other changes to the PUD proposed.

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

Speaking in support of the project was Casey Louthier, 120 Telemark Parkway, Mount Horeb, representing the applicant, Gene Harbort, who was present.

15. [05645](#)

SUBSTITUTE - Creating Section 28.06(2)(a)3247. of the Madison General Ordinances rezoning property from C2 General Commercial and R2 Single-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3248. 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 3 Houses & Build 39,865 Square Foot Addition to Office Building; 13 th Aldermanic District: 1355 & 1359 Fish Hatchery Road and 910, 968, 972 &

976 West Wingra 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 acclamation.

Speaking in support of the project was the applicant, Mike Felker, Strand Associates, Inc., 910 W. Wingra Drive.

Registered in support and available to answer questions was Brendan Kress, Strand Associates, Inc., 910 W. Wingra Drive.

Conditional Uses/ Demolition Permits

- 16. [05410](#) Consideration of a demolition permit to demolish a vacant house located at 6602 Commercial Avenue. 3rd 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 Thompson-Frater, seconded by Cnare, to Approve. The motion passed by acclamation.

Registered in support of the request and available to answer questions was Mike Calkins, Calkins Engineering, 5010 Voges Road, representing the applicants, Cornwallis, LLC.

- 17. [05758](#) Consideration of a conditional use for a new elementary school for the Madison Metropolitan School District located at 801 Redan Drive. 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 Thompson-Frater, seconded by Boll, to Approve. The motion passed by acclamation.

Registered in support and available to answer questions was Doug Barnes, Zimmerman Architectural Studios, 7707 Harwood Avenue, Milwaukee, representing the applicant, the Madison Metropolitan School District.

- 18. [05759](#) Consideration of a conditional use/demolition permit to demolish a house and build a new house on this lakeshore lot located at 5110 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.

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

 - Excused:** 0 - Ethington
 - Aye:** 7 - Cnare, Golden, Ohm, Davis, Boll, Bowser and Thompson-Frater
 - No:** 1 - Konkel
 - Non Voting:** 1 - Fey

Speaking in support of the request was Melissa Destree, 222 W. Washington Avenue, representing the applicants, Mark Shults & Nancy Vedder-Shults, 5106 Spring Court, who were also present and available to answer questions.

Also registered in support and available to answer questions was Tyler Smith, Destree Design Architects; 222 W. Washington Avenue.

19. [05920](#)

Consideration of a demolition permit to demolish a single-family residence to allow construction of a new single family residence located at 1331 East Wilson Street. 4th 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 Golden, seconded by Boll, to Approve. The motion passed by the following vote:

Excused: 0 - Ethington

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

No: 1 - Konkel

Non Voting: 1 - Fey

Speaking in support of the project was the applicant, Ryan W. Zerwer, Lifted LLC, 1333 E. Wilson Street,

Speaking in opposition to the project was Nick Schroeder, 213 S. Baldwin Street.

Registered to speak in support of the project but not present when called was Kelly Warren, 1327 E. Wilson Street.

Registered to speak in opposition to the project but not present when called was Benjamin Sommers, 1237 Spaight Street.

Registered in opposition but not wishing to speak was Mike Engel, 826 Jenifer Street.

20. [05921](#)

Consideration of a conditional use to allow the addition of an outdoor eating area at an existing bowling alley located at 444 Grand Canyon Drive. 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.

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

Registered in support of the project were: Robert Blaxham, Schwoegler Park Towne Lanes, 444 Grand Canyon Drive; Melissa Destree & Jeremy Cynkar, Destree Design Architects; 222 W. Washington Avenue and Michael Christopher, 2 E. Mifflin Street, all three representing Schwoegler Park Towne Lanes.

21. [05922](#)

Consideration of a conditional use to allow the addition of a rooftop terrace/ outdoor eating area at an existing bar/restaurant located at 620 University Avenue. 8th Ald. Dist.

The Plan Commission referred this matter to allow the applicant an opportunity to meet

with concerned neighbors on this project.

A motion was made by Konkel, seconded by Thompson-Frater, to Rerefer to the PLAN COMMISSION, due back on April 9, 2007. The motion passed by the following vote:

Excused: 0 - Ethington

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

No: 1 - Ohm

Non Voting: 1 - Fey

Speaking in support of the request was the applicant, John Okonek, 1402 Eldorado Court.

Speaking in opposition to the request was Scott Herrick, 16 N. Carroll Street, representing Harold Langhammer, The Varsity, LLC.

Speaking neither in support nor opposition to the request was Jeff Butler, General Manager of the Fluno Center for Executive Education, 601 University Avenue.

Subdivision

22. [05930](#) Approving a Certified Survey Map within the City's Extraterritorial Review Jurisdiction creating one lot at 3111 Burke Road, Town of Sun Prairie.
- The Commission found that the agricultural extraterritorial land division criteria 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.**
- Registered in support of the request and available to answer questions was Brad Freitag, 3111 Burke Road.*

Zoning Text Amendments

23. [05511](#) Amending Section 28.07(2)(f) of the Madison General Ordinances to include schools as an exception to minimum yard requirements in the Conservancy District.
- A motion was made by Boll, seconded by Thompson-Frater, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by the following vote:**
- Excused:** 0 - Ethington
- Aye:** 7 - Cnare, Golden, Ohm, Davis, Boll, Bowser and Thompson-Frater
- No:** 1 - Konkel
- Non Voting:** 1 - Fey
24. [05534](#) Amending Section 28.06(1)(h) and creating Sections 28.107(10), (11) and (12)

of the Madison General Ordinances to create three additional wellhead protection districts for wells Nos. 9, 14 & 30.

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

- 25. [05538](#) Creating Sec. 28.04(3)(o) of the Madison General Ordinances to add enforcement of Dane County Shoreland Zoning Ordinances in areas annexed to the City since May 7, 1982.

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

- 26. [05736](#) ALTERNATE - Creating Section 28.108 of the Madison General Ordinances to establish a "Neighborhood Conservation District" and creating Section 28.12(9)(d)21. of the Madison General Ordinances to add variance of a requirement in a Neighborhood Conservation District to the list of variances that may be requested.

The Plan Commission recommended approval of the zoning text amendment with the following revisions:

- That (3)(c)5 be revised to now read: "Location near designated historic districts. Neighborhood Conservation Districts may not be placed in an existing local historic district or Urban Design District."
- That (3)(e) be added as follows: "At least 75% of the buildings with the proposed area must be over 25 years old."
- That (4)(a) be revised to now read: "All requests for creation of a Neighborhood Conservation District shall be initiated by a resident, owner or commercial tenant and be submitted to the Director of the Department of Planning and Community and Economic Development."
- That the first sentence of (4)(d) be revised to now read: "Within thirty (30) days of the informational meeting or any boundary changes, a survey shall sent..."
- That a sentence be inserted after the revised first sentence of (4)(d) that read: "If the boundaries of the proposed district change as a result of the meeting, any newly included properties shall also be surveyed."
- That (4)(h) be revised to now read: "Every twenty (20) years after the creation of a Neighborhood Conservation District, the Department of Planning and Community and Economic Development shall survey the owners and residential and commercial occupants and report the results and any recommended changes to the district to the Plan Commission and Common Council."

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

- Excused:** 0 - Ethington
- Aye:** 7 - Konkel, Cnare, Golden, Ohm, Davis, Bowser and Thompson-Frater
- No:** 1 - Boll
- Non Voting:** 1 - Fey

Speaking in support of the proposed text amendment were: Marsha Rummel, 1339 Rutledge Street, representing the Marquette Neighborhood Association; Nick

Schroeder, 213 S. Baldwin Street; Peter Ostlind, 533 W. Main Street; Ald. Judy Olson, 518 Clemons Avenue, representing the 6th District, and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Speaking in opposition were Phil Salkin, Realtors Association of South Central Wisconsin, 4801 Forest Run Road, Verona and Carole Schaeffer, Smart Growth Madison, 2810 Crossroads Drive.

Registered in support and wishing to speak but absent when the matter was called were: Kelly Warren, 1329 E. Wilson Street; Michael Bridgeman, 106 S. Franklin Street; James Westring, 1132 Drake Street, registered on behalf of the Madison Trust for Historic Preservation;.

Registered in support but not wishing to speak were: Julia Kerr, 1626 Madison Street, representing the Vilas Neighborhood Association; Carol Crossan, 512 E. Main Street; Michael Goodman, 2314 Sommers Avenue; Laura Lob, 1233 E. Wilson Street; Joe Lusso, 480 N. Baldwin Street #6; Dan Melton, 2138 LaFollette Avenue, representing the Schenk-Atwood-Starkweather-Yahara Neighborhood Association; William Kardasz, 1311 E. Wilson Street; Dan Wehrman, 1329 E. Wilson Street; Benjamin Sommers, 1237 Spaight Street, and; William Gilmore, 1337 E. Wilson Street.

BUSINESS BY MEMBERS

Kelly Thompson-Frater reminded Commission members of the March 22, 2007 Urban Design Commission/ Plan Commission discussion with area architects regarding architectural expectations.

COMMUNICATIONS

Communication from the PBMVC regarding pedestrian/ bicycle priorities.

SECRETARY'S REPORT

Mark Olinger noted that the Department of Planning and Community and Economic Development recently won awards for "A Best Practices Guide for Developers, Neighborhoods & Policymakers" and for the implementation of the Schenk-Atwood Business District Plan from the Wisconsin Chapter of the American Planning Association.

Upcoming Matters - April 9, 2007

- 8133 Mansion Hill Avenue - PUD, daycare center
- 2607 Monroe Street - PUD, demolish buildings, 45-units
- 6506 Old Sauk Road - PUD, 9-units
- 8201 Mid-Town Road - Amend PUD, future mixed-use
- 602 Bear Claw Way - R4 to R5, 18-units
- 633 North Frances Street - Approval of pre-existing restaurant in existing residential building
- 4622 East Washington Avenue - Demolish building, new retail
- 3501 Lancaster Drive - Demolish car sales building, build replacement
- 7501 Whitacre Road - Permit one employee in home office in existing single-family house

Upcoming Matters - April 23, 2007

- 610 Hercules Trail - PUD, 36-units

- 5029 Raymond Road - PUD, convert existing dwelling to office
- 1815 University Avenue - PUD, demolition, 64-units
- 22 East Dayton Street - Amend PUD, 48-units
- 308-334 Dow Court - demolish four houses for future development

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by **Boll**, seconded by **Davis**, to Adjourn at 12:10 A.M., March 20, 2007. The motion passed by acclamation.