



City of Madison

Meeting Agenda - Final

PLAN COMMISSION

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

Monday, June 19, 2006

5:30 PM

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

****Note**** Quorum of the Common Council may be in attendance at this meeting.

ROLL CALL

MINUTES OF THE JUNE 5, 2006 MEETING

SCHEDULE OF MEETINGS

Regular Meetings: July 10, 24; August 7, 21, 2006.

Special Meeting regarding the special area plan for the Proposed Cherokee Development located on Wheeler Road: June 27, 2006.

Special Meeting regarding potential amendments to the Inclusionary Zoning Ordinance: July 6, 2006.

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

Concept Development Plan by Tom Ellefson - 6800 Block Cross Country Road - Town of Verona (adjacent to 7 AD)

ROUTINE BUSINESS

- [03721](#) 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

Changing the names of various streets in the Village at Autumn Lake plat:

Arial Spring Trail to Merry Maddy Lane
Snowberry Court to Wood Sorrel Court
Snowberry Street to Wood Sorrel Street
(17th AD)
- [03745](#) Authorizing the execution of a First Amendment to Lease with Dudgeon Center for Community Programs providing for an extension of the lease at 3200 Monroe Street. (10th AD)
- [03746](#) Vacating a portion of unimproved public alley right-of-way dedicated by, and located within, Block 2, Wingra Heights plat. Portion to be vacated is adjacent to Lots 5 through 10 (inclusive), Block 2, Wingra Heights plat, being located in part of the Northeast ¼ of the Northeast ¼ of Section 27, Town 07 North, Range 09 East, City of Madison, Dane County, Wisconsin. (13th AD)

NEW BUSINESS

4. [03812](#) Providing the consent of the City for Pony Express, LLC to locate a building materials sales establishment on Lots 3 and 4 of the Center for Industry and Commerce. (17 AD)
5. [03676](#) Approving the Redevelopment Plan and District Boundary for the Allied Drive Redevelopment District. (10th AD)

PUBLIC HEARING-6:00 p.m.

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Special Item

6. [03731](#) Petitioning the Governor of Wisconsin to create a Capital Area Regional Planning Commission.

Tax Incremental Finance Districts

7. [03683](#) Amending Tax Incremental Finance (TIF) District #32 (Upper State Street) City of Madison and approving a Project Plan and Boundary Amendment for said TIF District. (4th AD)
8. [03829](#) Creating Tax Incremental Finance (TIF) District #37 (Union Corners) City of Madison and approving a Project Plan and Boundary for said TIF District. (2nd, 6th, and 15th AD)

Annexations

9. [03883](#) Petition dated May 31, 2006 from Lathrop & Clark re: direct annexation from the Town of Burke to the City of Madison.
(Staff Recommends Place on File, Replaced by 03993)
10. [03993](#) Petition dated April 22, 2006, from Murphy Desmond SC re: direct annexation from the Town of Verona to the City of Madison (Midtown Holdings Annexation).
11. [03849](#) Creating Section 15.01(556) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing to the 1st Aldermanic District the Midtown Holdings Annexation and assigning a temporary zoning classification of A Agriculture District, and amending Section 15.02(107) of the Madison General Ordinances to add the attached property to Ward 107.

Zoning Map Amendments

12. [03766](#) Creating Section 28.06(2)(a)3192. 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: Veterinary Clinic; 1st Aldermanic District: 8202 Mid Town Road.
(Staff Recommends Refer - Revised Plans)
13. [03767](#) Creating Section 28.06(2)(a)3193. of the Madison General Ordinances rezoning property from C1 Limited Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a) 3194. 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 Shopping Center & Build 3 & 4 Story Mixed-Use Development with Library, Retail & 142 Dwelling Units; 11th Aldermanic District: 505-555 South Midvale Boulevard.

Conditional Uses/ Demolition Permits

14. [01113](#) Consideration of a demolition permit/conditional use to demolish an existing gas station and construct a new gas station/convenience store on the site located at 2801 Atwood Avenue. 6th Ald. Dist.
15. [03931](#) Consideration of a conditional use for an outdoor eating area for a restaurant located at 802 Atlas Avenue. 3rd Ald. Dist.
16. [03932](#) Consideration of a demolition permit to demolish an existing commercial building (Bill's Key Shop) and create a parking lot for a nearby church located at 2502 East Washington Avenue. 12th Ald. Dist.

Subdivisions

17. [03933](#) Approving the final plat of "Badger Mill Creek" located at 3120-3160 Jeffy Trail. 1st Ald . Dist.

Zoning Text Amendments

18. Further Discussion of Potential Amendments to Inclusionary Zoning Ordinance.
19. [02995](#) Amending Section 28.04(25) of the Madison General Ordinances to change the equity distribution at sale and add exemptions to the inclusionary zoning ordinance.
20. [03588](#) Amending Section 28.04(25)(d)4. of the Madison General Ordinances to provide additional incentives for use of inclusionary zoning units by allowing up to a 10% set-aside for non-inclusionary zoning units and duplexes.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

UPCOMING MATTERS - July 10, 2006 Meeting

- 5960 Sharpsburg Drive - PUD retail/office
- 8201 Mayo Drive - PUD mixed-use/retail-condominiums
- 5100 Block Femrite Drive - C3 to M1, demolish houses for future industrial development
- 940 Williamson Street - conditional use, outdoor eating area for restaurant
- 414 Grand Canyon Drive - demolish restaurant for office building
- 1225 Regent Street - conditional use, outdoor eating area for restaurant
- 5426 Lake Mendota Drive - conditional use, remove garage and build new
- 110 Virginia Terrace - conditional use, addition to existing garage
- 1127 University Avenue - conditional use, restaurant in lower level of existing church
- 705 Post Road - conditional use, contractor's office and shop
- 57 South Stoughton Road - conditional use, outdoor eating area for restaurant
- 2508 South Stoughton Road - conditional use, motor vehicle repair

UPCOMING MATTERS - July 24, 2006 Meeting

- 2016 Sundstrom Street - rezoning, demolish house and build new duplex
- 4901 Cottage Grove Road - rezoning, C1 to C2, addition to medical clinic
- 9201 Mid-Town Road - rezoning, R5 to PUD(GDP-SIP), apartment and condominium units
- 22 East Dayton Street/208 North Pinckney Street - rezoning, R6H and C2 to PUD(GDP) and PUD(SIP)
- 203 Wisconsin Avenue - R6, R6H to C2

ANNOUNCEMENTS**ADJOURNMENT**

If you need an interpreter, materials in alternate formats or other accommodations to access this meeting, please contact the Department of Planning & Development at (608) 266-4635, TDD (608) 266-4747. Please do so 48 hours prior to the meeting.