



# City of Madison

## Meeting Agenda - Final

### PLAN COMMISSION

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

*Nancy E. Fey, Chair; Judith A. Bowser, Vice-Chair; Ald. Brenda K. Konkel;  
Ald. Jean M. MacCubbin; Ald. Paul J. Van Rooy; Brian W. Ohm; Sarah Davis;  
James C. Boll; Charles S. Thimmesch; Michael Forster Rothbart; Albert Lanier*

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Monday, April 4, 2005

5:30 PM

210 MLKJ BLVD RM 201 (CCB)

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

#### ROLL CALL

#### MINUTES OF THE MARCH 21, 2005 MEETING

#### SCHEDULE OF MEETINGS

Regular Meetings: April 18; May 2, 16, 2005.

Comprehensive Plan Working Sessions: April 7, 2005 (Room 300 MMB).

#### ROUTINE BUSINESS

1. [00892](#) Authorizing the Mayor and City Clerk to execute a lease with Robert Weichman for an approximately 25-acre City-owned parcel located at Hoepker Road and Interstate 90-94.
2. [00834](#) Authorizing the Common Council to accept ownership from the Westmorland Neighborhood Association of three (3) park benches to be installed at existing Metro bus stop locations, located in public right-of-way in the 400 and 500 Blocks of Toepfer Avenue.

#### UNFINISHED BUSINESS

3. [00337](#) Substitute - Adopting the Allied-Dunn's Marsh-Belmar Neighborhood's Physical Improvement Plan. 10th Ald. Dist.

#### NEW BUSINESS

4. [00760](#) Amending Section 34.01(2)(c) and creating Section 34.19(4) of the Madison General Ordinances to limit applicability so as not to preclude flexibility in street width and to not conflict with the applicability provisions of the One and Two Family Dwelling Code and the Commercial Building Code.
5. [00911](#) Consideration of a request to not install sidewalks on Settler Hill Circle (a private street) - 8800 Block Old Sauk Road. 9th Ald. Dist.
6. [00780](#) Approving the intent of the Park Division to sell the former Dudgeon School building

located at 3200 Monroe Street to the Dudgeon Center for Community Programs.

7. [00677](#) Creating new Section 10.18(13) of the Madison General Ordinances to set aside and declare unenforceable covenants in deeds and various other agreements which govern the storage, placement, location or use of carts required by the City for recycling and trash and renumbering current Sections 10.18(13) and (14) to Sections 10.18(14) and (15), respectively.

### **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 of Business**

8. [00898](#) Creating Tax Incremental Finance (TIF) District #34 (Covance) City of Madison and approving a Project Plan and Boundary for said TIF District.

### **Zoning Map Amendments/Subdivisions**

#### **Note: Item Numbers 9 and 10 will be referred to the next meeting**

9. [00575](#) Creating Section 28.06(2)(a)3067 of the Madison General Ordinances rezoning property from Temp A Agriculture to R2S Single-Family Residence District and creating Section 28.06(2)(a)3068 of the Madison General Ordinances rezoning property from Temp A Agriculture to R3 Single-Family and Two-Family Residence District and creating Section 28.06(2)(a)3069 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District; Proposed Use: 108 Residential Lots & 6 Outlots; 16th Aldermanic District: 4949 Meinders Road
10. [00820](#) Consideration of a Preliminary Plat known as Owl Creek Subdivision located on Meinders Road - east of Highway 51, south of Voges Road. 16th Ald. Dist.
11. [00228](#) Creating Section 28.06(2)(a)3060 of the Madison General Ordinances rezoning property from M1 Limited Commercial District, C Conservancy District and R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3061 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 Ogg Hall, Expand Recreational Open Space & Build 600 Bed Residence Hall. 8th Ald. Dist., 716 & 801 West Dayton Street.
12. [00577](#) Creating Section 28.06(2)(a)3077 of the Madison General Ordinances rezoning property from Temp A Agriculture to C3L Commercial Service and Distribution District, creating Section 28.06(2)(a)3078 of the Madison General Ordinances rezoning property from Temp A Agriculture to C2 General Commercial District, creating Section 28.06(2)(a)3079 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District, and creating Section 28.06(2)(a)3080 of the Madison General Ordinances rezoning property from Temp A Agriculture to R5 General Residence District.; Proposed Use: Existing Commercial and Residential Lots; 14th Aldermanic District: 2600 & 2800 Todd Drive; 2800 Ashford Lane; 2800 &

2900 Curry Parkway**Note: Item Number 13 will be referred to the next meeting**

13. [00578](#) .Creating Section 28.06(2)(a)3070 of the Madison General Ordinances rezoning property from Temp A Agriculture to PUD(GDP) Planned Unit Development (General Development Plan) District, creating Section 28.06(2)(a)3071 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, creating Section 28.06(2)(a)3072 of the Madison General Ordinances rezoning property from Temp A Agriculture to R2S Single-Family Residence District, creating Section 28.06(2)(a)3073 of the Madison General Ordinances rezoning property from Temp A Agriculture to R3 Single-Family and Two-Family Residence District, and creating Section 28.06(2)(a)3074 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District; Proposed Use: 32 Residential Lots; 3rd Aldermanic District: 4609 & 4610 Rustic Drive
14. [00584](#) Creating Section 28.06(2)(a)3081 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: Nursing Home, Assisted Living Facility & 77 Unit Senior Apartment Building; 3rd Aldermanic District; 618 & 718 Jupiter Drive
15. [00781](#) Creating Section 28.06(2)(a)3082 of the Madison General Ordinances rezoning property from C1 Limited Commercial District to C2 General Commercial District. Proposed Use: Accommodate Drive-Up Window for Restaurant; 15th Ald. District: 3826 Atwood Avenue.

**Conditional Uses/Demolition Permits**

16. [00906](#) Consideration of a conditional use located at 3826 Atwood Avenue for a "drive-up window" for an existing restaurant - "Michael's Frozen Custard". 15th Ald. Dist.
17. [00907](#) Consideration of a conditional use located at 133 Talmadge Street for a wall mural on a detached garage. 6th Ald. Dist.
18. [00908](#) Consideration of a conditional use located at 4701 Jenewein Road for an accessory parking lot in a City of Madison greenway to serve a proposed Boys and Girls Club of Dane County on an adjacent site in the City of Fitchburg. 10th Ald. Dist.
19. [00909](#) Consideration of a conditional use located at 4914 Pflaum Road to allow auto sales as part of an existing vehicle detailing shop. 16th Ald. Dist.
20. [00910](#) Consideration of a demolition permit located at 333 West Mifflin Street to demolish a house to accommodate a new residential proposal - "Metropolitan Place Phase II." 4th Ald. Dist.

### Zoning Text Amendments

21. [00579](#) Creating Section 28.10(3)(c)13. of the Madison General Ordinances to add certain contractor's shops and offices as a permitted use in the SM district.
22. [00582](#) Creating Section 28.11(2)(c), repealing 28.11(2)(f), renumbering Sections 28.11(2)(g) and (h) to Sections 28.11(2)(f) and (g), respectively, and amending 28.11(3)(d) of the Madison General Ordinances to change the threshold for a conditional use for parking reduction and to clarify the concept of shared parking.

### BUSINESS BY MEMBERS

- Impact of recent annexations on Police and Fire services.
- Joint meeting with Economic Development Commission - potential dates.
- Joint meeting with Urban Design Commission - potential dates.

### COMMUNICATIONS

### SECRETARY'S REPORT

#### Scheduling a Presentation by the Fire Department (April 18, May 2, 16)

#### Update on Zoning Text Amendment Staff Team activities.

#### Upcoming Matters - April 18 Meeting

- 333 West Mifflin Street - PUD - Metro Place Phase II Condominiums
- 900 Block Williamson Street - relocate house to this site
- 400 Block West Doty Street - relocate house to this site
- "Pine Hill Farms" Plat - Valley View Road
- 2800 Atwood Avenue - replace gas station, add convenience store
- 5800 Block Odana Road - demolish car wash

#### Upcoming Matters - May 2 Meeting

- 7400 Mineral Point Road - outdoor eating area for existing restaurant
- Hawks Meadow - 9500 Block Mid-Town Road
- Nelson Addition - Rustic Acres-200 Block Rustic Drive

- 5800 Block Femrite Drive - office building

## **ANNOUNCEMENTS**

## **ADJOURNMENT**

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