



City of Madison

Meeting Agenda - Final

PLAN COMMISSION

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

Monday, February 20, 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 MEETINGS OF FEBRUARY 6, FEBRUARY 9, 2006 WORKING SESSION (IF AVAILABLE)

SCHEDULE OF MEETINGS

Regular Meetings: March 6, 20, 2006

ROUTINE BUSINESS

1. [02859](#) Approving the intent of the Park Division to sell lands within Doncaster Park located at 4335 Doncaster Drive to Will Investments-Southside, LLC. 10th Ald. Dist.
2. [02895](#) Accepting an Offer to Sell Real Property from Midvale Plaza Joint Venture or its assignee for the purchase of space within the Midvale Plaza located at 525 South Midvale Boulevard and authorizing funds to complete the space for use as a City of Madison Public Library. ~~BY-TITLE ONLY~~. 11th Ald. Dist.

NEW BUSINESS

Plan Commission appointment to the Joint Southeast Campus Area Committee to replace Judy Bowser.

UNFINISHED BUSINESS

3. [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.
4. [02634](#) Repealing Section 16.23(4), amending Sections 16.23(8)(a)1. and 16.23(8)(a)8.a., creating Sections 16.23(9)(d)6.h. and 16.23(9)(e)6. of the Madison General Ordinances to provide for local streets of variable size.
5. [01363](#) Adoption of the Wingra Creek Market Study and Redevelopment Plan as a supplement of the South Madison Neighborhood Plan. 13th Ald. Dist.

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.

Annexation

6. [02872](#) Creating Section 15.01(554) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing to the 3rd Aldermanic District the Water Utility Annexation and assigning a temporary zoning classification of A Agriculture District, creating Section 15.02(136) of the Madison General Ordinances to assign the attached property to Ward 136, and amending Section 15.03(3) to add Ward 136 to the 3rd Aldermanic District.

Zoning Map Amendments/Subdivisions

7. [02718](#) Creating Section 28.06(2)(a)3158. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2S Single-Family Residence District. Proposed Use: 6 Single-Family Lots; 9th Aldermanic District: 9624 Old Sauk Road.
8. [02939](#) Approving the preliminary/final plat of "Emerick Oaks" located at 9624 Old Sauk Road. 9th Ald. Dist.
9. [02719](#) Creating Section 28.06(2)(a)3159. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3160. 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 2-Unit & Build New 2-Unit & New 4-Unit Apartment Buildings in Addition to Existing 2-Unit Which Will Remain; 4th Aldermanic District: 437-439 & 441-443 W. Mifflin Street.
10. [01143](#) Creating Section 28.06(2)(a)3099 of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3100 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 2 Residential Buildings & Build 4-Story, 23-Unit Apartment Building; 4th Aldermanic District: 437-441 West Mifflin Street.
(Note: Recommend place on file, replaced by 02719)
11. [02720](#) Creating Section 28.06(2)(a)3161. of the Madison General Ordinances rezoning property from Temp A Agriculture District, C2 General Commercial District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3162. 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 4 Commercial Buildings, 1 Apartment Building, 1 Private Clubhouse, & Build 4-Story, 91,665 Square Foot Retail & Office Building; 14th Aldermanic District: 2810-2818 Todd Drive & 2703-2805 West

Beltline.

Conditional Uses/Demolition Permits

12. [02937](#) Consideration of a demolition permit/conditional use located at 2616 Waunona Way to demolish an existing house and build a new house on this lakeshore lot. 14th Ald. Dist.
13. [02938](#) Consideration of a conditional use, addition to a Planned Commercial Site, located at 4841 Annamark Drive for a new restaurant. 17th Ald. Dist.

Zoning Text Amendments

14. 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.
- a. *The equity model, and how to treat improvements to homes*
 - b. *Incentives*
 - c. *Density bonus*
 - d. *Marketing of units/timing*
 - e. *Process to allow for continuous review of the ordinance*
 - f. *Other ordinance issues*

(Please bring materials previously provided)

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

15. [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.

Upcoming Matters - March 6, 2006 Meeting

- 700 Block University Avenue - PUD-SIP "University Square" Site
- 9201 Mid-Town Road - "Hawks Ridge Estates" Plat
- 2801 University Avenue - Demolish/rebuild gas station - convenience store
- 141 West Gilman Street - Add unit to existing apartment building

Upcoming Matters - March 20, 2006 Meeting

- 428 North Livingston Street - PUD-SIP/demolition of house-new condominium building

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.