



City of Madison

Meeting Agenda - Final

PLAN COMMISSION

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

Monday, August 21, 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 MEETING of August 7, 2006

SCHEDULE OF MEETINGS

Regular Meetings: September 11, 25; October 9, 23; November 6, 20; December 4, 18, 2006.

Subcommittee on Demolition Permit Standards: September 11, 25; October 9, 2006, Noon, LL-110 Madison Municipal Building.

Subcommittee on Adult Entertainment: Schedule of Meetings

Plan Commission Appointments to the Ped-Bike-Motor Vehicle Commission

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

Informational presentation on the process to develop redevelopment plans for the Hill Farms State Office building property located at 4800 Sheboygan Avenue (presentation by State Department of Administration).

ROUTINE BUSINESS

1. [04230](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for the relocation and construction associated with the Union Corners Development - involving the relocation of Winnebago Street Phase 2 from S. Sixth Street to LaFollette Avenue-Engineering Project No. 53W0387 and amending the 2006 Capital Budget to authorize the expenditure of an additional \$100,000 for the estimated acquisition costs associated with this project. (6th AD)

UNFINISHED BUSINESS

2. [04191](#) Adopting the attached TIF Policy, as amended, per the recommendations of the Board of Estimates Sub-Committee on Tax Increment Finance.

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.

Zoning Map Amendments

3. [04003](#) Creating Section 28.06(2)(a)3200. of the Madison General Ordinances rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3201. 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: 156 Apartment Units with Clubhouse & 20 Condominium Units;
1st Aldermanic District: 9201 Mid Town Road.
4. [04154](#) Creating Section 28.06(2)(a)3207. of the Madison General Ordinances rezoning property from 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)3208. 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 Commercial Building & Build 6-Story, Mixed-Use Building with 13,500 Square Foot Retail Space, 10,025 Square Feet Office Space & 49 Condominium Units; 13th Aldermanic District: 1501 Monroe Street.
(Refer)
5. [04155](#) Creating Section 28.06(2)(a)3209. 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: 10 Townhouse Units; 3rd Aldermanic District: 6001 Kilpatrick Lane.
6. [04156](#) Creating Section 28.06(2)(a)3210. 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)3211. 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 Residential Buildings & Build 4-Story, 20-Unit Condominium Building; 4th Aldermanic District: 415, 417 & 419 West Dayton Street.
7. [04157](#) Creating Section 28.06(2)(a)3212. of the Madison General Ordinances rezoning property from R2 Single-Family Residence District to R5 General Residence District. Proposed Use: Demolish 2 Townhouse Apartment Buildings & Construct New Surface Parking Lot; 10th Aldermanic District: 4381 Doncaster Drive.
8. [04210](#) Creating Section 28.06(2)(a)3215. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) and creating Section 28.06(2)(a)3216. of the Madison General Ordinances

rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Convert Vacant Retail Store to Bank with Drive-Up Windows; 9th Aldermanic District: 301 Junction Road.

9. [04214](#) Creating Section 28.06(2)(a)3218 of the Madison General Ordinances rezoning property from R1 Single-Family Residence District to R3 Single-Family and Two-Family Residence District. Proposed Use: Demolish House & Build New Duplex; 13th Aldermanic District: 2016 Sundstrom Street.

Conditional Uses/ Demolition Permits

10. [04268](#) Consideration of a conditional use for an outdoor eating area for an existing restaurant located at 702 North Whitney Way. 19th Ald. Dist.
11. [03614](#) Consideration of a conditional use for the expansion of an existing building for use as a contractor's shop-office located at 1619 South Stoughton Road. 16th Ald. Dist.
(Tentative item)
12. [04318](#) Consideration of a conditional use for an outdoor eating area for a new restaurant located at 4601 American Parkway. 17th Ald. Dist.
13. [04319](#) Consideration of a conditional use for an outdoor eating area for an existing restaurant located at 1901 Aberg Avenue. 12th Ald. Dist.
14. [04320](#) Consideration of a conditional use for an outdoor eating area for an existing restaurant located at 1968 Atwood Avenue. 6th Ald. Dist.
15. [04322](#) Consideration of a conditional use for a cartage establishment (moving business) located at 3817 Kipp Street. 16th Ald. Dist.
16. [04323](#) Consideration of a conditional use for a boathouse on a lakeshore lot located at 5046 Lake Mendota Drive. 19th Ald. Dist.
17. [04324](#) Consideration of a conditional use to remove an existing boathouse and construct a new boathouse on a lakeshore lot located at 2118 Waunona Way. 14th Ald. Dist.

Zoning Text Amendment

18. [04197](#) Amending Sections 9.05(1) and 28.03(2) of the Madison General Ordinances to modify the definitions of "adult book or video store" to include reference to sexual paraphernalia and devices.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

UPCOMING MATTERS - September 11, 2006 Meeting

- *Spring Harbor Neighborhood Plan*
- *Westside Bike Plan*
- *309 West Washington Avenue - Major alteration to PUD-"Capitol West" project, Block 51*
- *2 Greystone Circle - Conditional use, condominiums*
- *406 Glen Highway - Demolish house/build new house*
- *2724 Waunona Way - Demolish house/build new house and subdivide lakeshore lot*
- *705 Woodward Drive - Accessory/storage building on lakeshore lot*

UPCOMING MATTERS - September 25, 2006 Meeting

- *Presentation RE: Metropolitan Planning Organization Regional Transportation Plan*
- *5002 Siggelkow Road - Conditional use, condominiums*

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 or TTY/TextNet (866) 704-2318. Please do so 48 hours prior to the meeting.