



# 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. Lauren Cnare; Ald. Ken Golden; Brian W. Ohm; Sarah Davis;  
James C. Boll; Charles S. Thimmesch; Michael Forster Rothbart; Albert Lanier*

---

Monday, May 16, 2005

5:30 PM

210 MLKJ BLVD RM 201 (CCB)

---

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

#### **ROLL CALL**

#### **MINUTES OF THE MAY 2, 2005 MEETING**

#### **SCHEDULE OF MEETINGS**

Regular Meetings: June 6, 20; July 18; August 1, 22, 2005

Comprehensive Plan Working Session: May 23; 5:30 p.m.; LL-120

Meeting Presentation of Draft Comprehensive Plan: May 26; 6:00 p.m.; Monona Terrace

Joint Meeting with Urban Design Commission (Bring calenders to select date)

#### **SPECIAL ITEM OF BUSINESS-5:30 p.m. - 6:00 p.m.**

1. [01202](#) Presentation by the Fire Department: Fire access and site planning standards.

#### **ROUTINE BUSINESS**

2. [01101](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a City-owned greenway located at 4654 Crescent Road, to serve the new Boys and Girls Club building.
3. [01123](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required to facilitate construction of the American Family Extension of the East Rail Path, located in the Northeast ¼ of Section 9, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. and approving plans and specifications for said project.

**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/Subdivisions****Item No. 4 will be referred to the June 6, 2005 Plan Commission meeting at the applicant's request**

4. [00992](#) Creating Section 28.06(2)(a)3095 of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District and PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3096 of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Mixed Use, Predominantly Residential Development of Approximately 400 Dwelling Units, including Retail, Commercial, Office Space & Parking. The Proposal also Includes the Demolition of Buildings on this Site, Retaining the Parking Ramp-328 West Main Street and the Former Clinic/ Office Building Located at 345 West Washington Avenue; 4th Aldermanic District: 309 -333 West Washington Avenue & 306 West Main Street.
5. [01005](#) Creating Section 28.06(2)(a)3097 of the Madison General Ordinances rezoning property from R1 Single-Family Residence District to R4 General Residence District. Proposed Use: Adjustment to Correct Legal Description & Zoning Line; 1st Aldermanic District: 1802 Maplecrest Drive.

**Subdivisions**

6. [01107](#) Approving the preliminary plat of "Meadow Estates" located on Meadow Road, Town of Middleton (within City of Madison's Extraterritorial Plat Approval Jurisdiction).  
*(Referred from the May 2 Plan Commission meeting)*
7. [01194](#) Approving the preliminary plat of University Research Park - Pioneer, located in the 8500 Block of Mineral Point Road. 9th Ald. Dist.

**Conditional Uses/ Demolition Permits****Item No. 8 will be referred to the June 6, 2005 Plan Commission meeting at the applicant's request**

8. [01112](#) Consideration of a demolition permit located at 551 West Main Street to demolish a commercial building and build a new office building on the site. 4th Ald. Dist.  
*(Referred from the May 2 Plan Commission meeting)*
9. [00960](#) Consideration of a demolition permit/conditional use located at 5837 Odana Road to demolish a self-service car wash to provide expansion of the parking lot for an

adjacent car sales business. 19th Ald. Dist.

10. [01195](#) Consideration of a demolition permit located at 42 Merlham Drive to demolish an existing house and build a new house on the site. 11th Ald. Dist.
11. [01201](#) Consideration of a conditional use located at 5313-5405 Flad Avenue to expand an existing church/school. 20th Ald. Dist.
12. [01197](#) Consideration of a major alteration to a conditional use located at 660 John Nolen Drive for an office building (development adjacent to a park). 14th Ald. Dist.
13. [01198](#) Consideration of a demolition permit and consideration of a parking reduction request located at 528 South Park Street to demolish a house and construction of a new retail building on this site. 13th Ald. Dist.
14. [01199](#) Consideration of a conditional use for a Planned Residential Development located at 2002 Jeffy Trail for a multi-unit residential development. 1st Ald. Dist.
15. [01196](#) Consideration of a conditional use for a Planned Residential Development and a demolition permit located at 4629 Verona Road for the demolition of a vacant grocery store building and construction of a new multi-unit residential complex on this site. 10th Ald. Dist.

## **BUSINESS BY MEMBERS**

## **COMMUNICATIONS**

## **SECRETARY'S REPORT**

Distribution of the final draft of the Best Practices Guide "Participating in the Development Process" a best practices guide for developers, neighborhoods, and policy makers.

Update on Zoning Text Amendment Staff Team activities

### **Upcoming Matters - June 6 Meeting**

- 5400 Block Commercial Avenue - "Eagle Crest" Plat
- 4900 Block Meiners Road - "Owl Creek" Plat
- 400 Block West Mifflin Street - Demolition/new residential development
- 4800 Block Freese Lane - Residential Development

### **Upcoming Matters - June 20 Meeting**

- 6500 Block Watts Road - Veterinary Clinic
- 800 Block Jupiter Drive - Retail/office building
- 9300 Block Old Sauk Road - Residential Development

- 200 Block North Charter Street - Residential Development
- 8300 Block Mayo Drive - Residential Development

## **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.*