



# City of Madison

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

## Agenda - Amended PLAN COMMISSION

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Monday, June 2, 2008

5:30 PM

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

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

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.*

*Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.*

*Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*

*Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.*

*Please contact the Department of Planning and Community & Economic Development at (608) 266-4635, TTY/Textnet (866) 704-2318.*

### CALL TO ORDER/ROLL CALL

### MINUTES OF THE May 19, 2008 MEETING

May 19, 2008: <http://legistar.cityofmadison.com/calendar/#current>

### SCHEDULE OF MEETINGS

*Regular Meetings: June 16 and July 7, 21, 2008*

*Special Meeting to Discuss Zoning Code Rewrite: June 9, 2008 (5:00 p.m., Room LL-110, Madison Municipal Building)*

### SPECIAL ITEM OF BUSINESS

1. [10662](#) Informational presentation by Kevin Delorey and Wilde Family Limited Partnership regarding the possible future development of a Honda sales facility at 5555 High Crossing Boulevard (at Nelson Road).

## APPOINTMENTS

*Plan Commission appointments to the Long Range Transportation Planning Commission, Inclusionary Zoning Advisory Oversight Committee, and Pedestrian/Bicycle/Motor Vehicle Commission*

## ROUTINE BUSINESS

2. [10428](#) Granting a lease of airspace to SSM Health Care of Wisconsin, Inc., for use of the public right-of-way over South Brooks Street for an existing enclosed pedestrian skywalk connecting St. Mary's Hospital buildings.
3. [10453](#) Authorizing the Mayor and City Clerk to execute an air space lease with SSM Health Care of Wisconsin, Inc. for use of the public right-of-way over South Brooks Street for an existing enclosed pedestrian skywalk connecting St. Mary's Hospital buildings.
4. [10508](#) Authorizing the execution of a Second Amendment to Easement pertaining to a Public Utility Easement from the City to Wisconsin Bell, Inc., d/b/a AT&T Wisconsin, within Nakoma Park located at 3800 Nakoma Road.

## 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.

### Tax Increment Finance District

5. [10455](#) Creating Tax Incremental Finance (TIF) District #38(Badger-Ann-Park) City of Madison and approving a Project Plan and Boundary for said TIF District.

### Special Area Plan

6. [09234](#) Adopting the *Regent Street - South Campus Neighborhood Plan* and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*.  
*Plan Commission members were previously provided copies of the plan by mail.*

### Zoning Map Amendments/Subdivisions

7. [10123](#) Creating Section 28.06(2)(a)3350. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3351. 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 Plan (Specific Implementation Plan) District. Proposed Use: Construct 3 Multi-Family Buildings with 79 Apartments; 1st Aldermanic District: 1723 Waldorf Boulevard.
8. [10124](#) Creating Section 28.06(2)(a)3352. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3353. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Construct Two Duplex Buildings; 18th Aldermanic District: 92 Golf Parkway.
9. [10125](#) Creating Section 28.06(2)(a)3354. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3355. 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 Plan (Specific Implementation Plan) District. Proposed Use: Construct 3 Single-Family Houses; 18th Aldermanic District: 1507 Burning Wood Way.
10. [10657](#) Approving the final plat of Burning Wood Estates located at 1507 Burning Wood Way. 18th Ald. Dist.
11. [10225](#) Creating Section 28.06(2)(a)3356. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3357. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R5 General Residence District, and creating Section 28.06(2)(a)3358. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2T Single-Family Residence District, and creating Section 28.06(2)(a)3359. of the Madison General Ordinances rezoning property from Temp A Agriculture District to C Conservancy District, and creating Section 28.06(2)(a)3360. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2Y Single-Family Residence District, and creating Section 28.06(2)(a)3361. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2Z Single-Family Residence District. Proposed Use: 287-Lot Residential Neighborhood Development; 9th Aldermanic District: 702 South Point Road.
12. [10659](#) Approving the preliminary plat of 1000 Oaks Subdivision located at 604-702 South Point Road. 9th Ald. Dist.
13. [10660](#) Approving the final plat of 1000 Oaks Subdivision located at 604 South Point Road. 9th Ald. Dist.

14. [09982](#) Creating Section 28.06(2)(a)3348. of the Madison General Ordinances rezoning property from C4 Central Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3349. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Renovate & Expand Former School with 58 Apartments and First Floor Retail; 4th Aldermanic District: 31 South Henry Street.

#### Conditional Use/ Demolition Permits

15. [10661](#) Consideration of a demolition permit to allow two former industrial buildings and associated improvements at 1910 Roth Street and 1126 Huxley Street to be demolished for open space and potential future redevelopment. 12th Ald. Dist.

### BUSINESS BY MEMBERS

### COMMUNICATIONS

### SECRETARY'S REPORT

#### Upcoming Matters - June 16, 2008 Meeting

- Informational presentation by CDA regarding Truax Master Plan
- 626 Schewe Road - Temp A to R1/R4 and preliminary plat creating 39 single-family lots, 1 manufacturing lot, and 2 outlots
- 2317-2423 Allied Drive et al - R3/R4 to PUD-GDP-SIP & demo for CDA redevelopment with 48 multi-family units in 5 buildings
- 702 North Midvale Boulevard - PUD-SIP Alteration to modify Phase II plans for hotel, retail, and parking along Hilldale Way
- 2702 East Washington Avenue - Demolish former convenience store and construct new convenience store
- 1347 Fish Hatchery Road - Conditional use for a 3-year extension for existing off-site accessory parking lot
- 4302 East Washington Avenue - Conditional use to convert retail building into Starbucks with drive-up service and outdoor eating

#### Upcoming Matters - July 7, 2008 Meeting

- 515 South Midvale Boulevard - PUD-GDP to PUD-SIP final plans to construct a mixed-use building with 100 apartments and retail
- 9114 Ancient Oak Lane - R2T/Y/Z to R2T and preliminary and final plats for First Addition to Linden Park, replatting 57 single-family lots and 1 outlot
- 6403-6703 Femrite Drive - Temp A to M1 and preliminary plat creating 6 industrial lots and 3 outlots
- 6502 Town Center Drive - PUD-GDP to PUD-SIP final plan for medical/ dental office building
- 2008 Waunona Way - Demolition permit/ conditional use to demolish existing lakehouse and construct new lakehouse
- 414 Grand Canyon Drive - Demolition permit to allow former restaurant to be razed and

*two new commercial buildings to be constructed*

*- 829 North Thompson Drive - Conditional use for addition to Well 29*

*- 2864 CTH T - Extraterritorial CSM creating two lots in Town of Sun Prairie*

*- 7433 Rolling Meadow Road - Extraterritorial CSM creating two lots in Town of Verona*

**ANNOUNCEMENTS**

**ADJOURNMENT**