



# City of Madison

## Meeting Agenda - Final

### PLAN COMMISSION

City of Madison  
Madison, WI 53703  
www.cityofmadison.  
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Monday, July 10, 2006

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.

#### ROLL CALL

#### MINUTES OF THE JUNE 19, 2006 MEETING and THE JUNE 12, 2006 WORKING SESSION

#### SCHEDULE OF MEETINGS

*Regular Meetings: July 24; August 7, 21; September 11, 25; October 9, 23; November 6, 20; December 4, 18, 2006.*

#### ROUTINE BUSINESS

1. [03979](#) SUBSTITUTE - Authorizing the Mayor and City Clerk to execute a ten year lease with the Swiss Colony Cheese Company for a Park and ride Lot at Metro Transit's East Transfer Point; and to transfer surplus City of Madison right of way to the Leo Ritter and Company. 15th Ald. Dist.
2. [03846](#) Authorizing the release of a portion of a sanitary sewer easement and accepting the relocated easement for same from Lake Edge Lutheran Church located at 4032 Monona Drive in Madison. 15th Ald. Dist.

#### NEW BUSINESS

3. [03945](#) Authorizing the Mayor and City Clerk to execute a Definitive Agreement with DJK Real Estate, LLC and accepting donations of lands and capital for the development of a new library branch to be located in Grandview Commons. 3rd Ald. Dist.
4. [03898](#) Requesting the Public Service Commission of Wisconsin provide for a comprehensive, independent study of the proposed transmission lines and directing the City Attorney to intervene in any PSC proceedings involving transmission lines that impact the City of Madison.
5. [04078](#) Amending the Blackhawk Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to include additional lands located generally west of the current neighborhood boundary, between Blackhawk Road and Old Sauk Road.

**PUBLIC HEARING ITEMS - 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.*

**Annexations**

6. [03993](#) Petition dated April 22, 2006, from Murphy Desmond SC re: direct annexation from the Town of Verona to the City of Madison (Midtown Holdings Annexation).
7. [03849](#) Creating Section 15.01(556) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing to the 1st Aldermanic District the Midtown Holdings Annexation and assigning a temporary zoning classification of A Agriculture District, and amending Section 15.02(107) of the Madison General Ordinances to add the attached property to Ward 107.

**Subdivisions**

8. [04022](#) Approving the preliminary plat of "Genesis Plat" located at 3604 Agriculture Drive. 16th Ald. Dist.

**Zoning Map Amendments/Subdivision**

9. [03766](#) Creating Section 28.06(2)(a)3192. 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: Veterinary Clinic; 1st Aldermanic District: 8202 Mid Town Road.
10. [03768](#) Creating Section 28.06(2)(a)3197. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to M1 Limited Manufacturing District. Proposed Use: Demolish 6 Houses for Future Industrial Development; 16th Aldermanic District: 5101, 5105, 5109, 5113 & 5117 Femrite Drive & 3314 & 3318 Agriculture Drive.
11. [03770](#) Creating Section 28.06(2)(a)3195. 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)3196. 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: Convert 1st Floor Residential Space to Restaurant; 2nd Aldermanic District: 305 East Johnson Street.
12. [03944](#) Creating Section 28.06(2)(a)3191. 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: 13,900 Square Foot, 2 Story Retail & Office Building; 3rd Aldermanic District: 5901 Sharpsburg Drive.
13. [03947](#) Creating Section 28.06(2)(a)3199. of the Madison General Ordinances rezoning

property from C1 Limited Commercial District to C2 General Commercial District.  
Proposed Use: Addition to Medical Clinic; 16th Aldermanic District: 4901 Cottage  
Grove Road.

### Conditional Uses/Demolition Permits

14. [04023](#) Consideration of a demolition permit to demolish a vacant restaurant and build a new office building on the site located at 414 Grand Canyon Drive. 19th Ald. Dist.
15. [04024](#) Consideration of a conditional use for an outdoor eating area for an existing restaurant located at 940 Williamson Street. 6th Ald. Dist.
16. [04025](#) Consideration of a conditional use for an outdoor eating area for an existing coffee shop located at 1225 Regent Street. 13th Ald. Dist.
17. [04026](#) Consideration of a conditional use for an outdoor eating area for an existing restaurant/tavern located at 57 South Stoughton Road. 3rd Ald. Dist.
18. [04027](#) Consideration of a conditional use to demolish an existing detached garage and build a new garage on this lakeshore lot located at 5426 Lake Mendota Drive. 19th Ald. Dist.
19. [04028](#) Consideration of a conditional use to expand an existing garage on a single-family lot located at 110 Virginia Terrace. 10th Ald. Dist.
20. [04029](#) Consideration of a conditional use for a restaurant in the basement of an existing church located at 1127 University Avenue. 8th Ald. Dist.
21. [04030](#) Consideration of a conditional use for an auto repair shop in an existing building located at 2508 South Stoughton Road. 16th Ald. Dist.
22. [04031](#) Consideration of a conditional use for a contractor's shop located at 705 Post Road. 14th Ald. Dist.
23. [04075](#) Consideration of a request for a major alteration to an approved conditional use for a single-family house under construction on a lakeshore lot located at 5116 Spring Court. 19th Ald. Dist.

### Other Items

24. [03980](#) Creating new Section 33.02(14) and renumbering current Section 33.02(14) to Section 33.02(15) of the Madison General Ordinances to establish Urban Design District No. 7

### Zoning Text Amendments

25. [03961](#) SUBSTITUTE - Amending Secs. 4.09(13), 16.23(8)(f), 16.23(9)(e), 20.04(18)(a), 20.06, and 20.09 relating to the imposition and collection of subdivision service costs and impact fees, creating Sec. 20.08(6) to establish Parkland Impact Fees and 20.16(5) relating to Park Development Impact Fee credits and amending Secs. 16.23(5)(h)1. and 28.12(11)(h)6. of the Madison General Ordinances to update cross-references.
26. Further discussion of potential amendments to the Inclusionary Zoning Ordinance
27. [02995](#) Amending Section 28.04(25) of the Madison General Ordinances to change the equity distribution at sale and add exemptions to the inclusionary zoning ordinance.

28. [03588](#) Amending Section 28.04(25)(d)4. of the Madison General Ordinances to provide additional incentives for use of inclusionary zoning units by allowing up to a 10% set-aside for non-inclusionary zoning units and duplexes.

## **BUSINESS BY MEMBERS**

## **COMMUNICATIONS**

## **SECRETARY'S REPORT**

### **UPCOMING MATTERS - July 24, 2006 Meeting**

- 2016 Sundstrom Street - Rezone R1 to R3, demolish house, build new duplex
- 4901 Cottage Grove Road - Rezone C1 to C2, addition to medical clinic
- 9201 Mid-Town Road - PUD-SIP, apartment/condominium
- 22 East Dayton Street/208 North Pinckney Street - Rezone R6H, C2 to PUD
- 203 Wisconsin Avenue - R6, R6H to C2

### **UPCOMING MATTERS - August 7, 2006 Meeting**

- 453 West Washington Avenue - PUD-SIP, remodel/combine two houses for bakery/bar/apartments
- 702 North Whitney Way - Conditional use, outdoor eating area for restaurant
- 1729 Heim Avenue - Conditional use, allow one employee for a professional office in a single-family dwelling
- 4504 Pflaum Road - Demolish house
- 6613 Mineral Point Road - Demolish restaurant/build new restaurant on site

### **Closed Session Notice**

*When the Plan Commission considers the following item, it may go into closed session pursuant to Sections 19.85(1)(e), Wisconsin Statutes, which reads as follows: Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session. If the Plan Commission does convene in closed session as described above, upon completion of the closed session, notice is hereby given that it may reconvene in open session to consider the following items without waiting 12 hours, pursuant to Wis. Stats. Sec. 19.85(2).*

29. [04013](#) Staff briefing on Town of Burke, Village of DeForest, City of Sun Prairie, and City of Madison Cooperative Plan Negotiations.

## **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.