



# City of Madison

## Meeting Agenda - Final

### PLAN COMMISSION

City of Madison  
Madison, WI 53703  
www.cityofmadison.  
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Monday, March 20, 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 MEETING OF MARCH 6, 2006 and WORKING SESSION OF MARCH 2, 2006

#### SCHEDULE OF MEETINGS

*Regular Meetings: April 3, 17; May 1, 15; June 5, 19, 2006.*

*Working Sessions: - April 11-Room 300 MMB*

*- April 20-Courtroom 325 CCB*

*- April 24-Room LL-110 MMB*

*- April 27-Room 300 MMB*

#### UNFINISHED BUSINESS

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

#### ROUTINE BUSINESS

1. [03038](#) Authorizing the execution of a Utility Easement to Madison Gas and Electric Company across a City-owned property located at 1902 E. Main Street. 6th Ald. Dist.
2. [03072](#) Authorizing the acceptance of a Permanent Limited Easement for Public Pedestrian/Bicycle Path Purposes from the Feldt Trust across their property located at 2801 Snowmist Trail. 7th Ald. Dist.

#### UNFINISHED BUSINESS

3. [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.
4. [02367](#) Amending Section 28.11(4) of the Madison General Ordinances to permit Common Council approval of off-street loading facilities that do not conform to the requirements of Sec. 28.11(4).

## NEW BUSINESS

5. [03066](#) Authorizing the execution of two Options to Purchase with FHB Investments, LLC to acquire lots within the World Dairy Center for the Wisconsin BioAg Gateway project. 16th 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.*

## Zoning Map Amendments/Subdivisions

6. [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.
7. [02319](#) Substitute Creating Section 28.06(2)(a)3152. 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)3153. 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: Demolish Office Building and Build 50,000 Square Feet of Grocery Store ; 11th Aldermanic District: 702 North Midvale Boulevard.
8. [02871](#) Creating Section 28.06(2)(a)3163. 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) District and creating Section 28.06(2)(a)3164. 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: Demolish Shopping Center and Build 12-Story Mixed Use Building with 134,000 Square Feet Retail, 71,000 Square Feet Offices, 97,000 Square Feet Health Center, 62,000 Square Feet Activity Center and 350 Dwelling Units; 8th Aldermanic District: 700 Block University Avenue.
9. [02997](#) Creating Section 28.06(2)(a)3165. 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)3166. 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 Existing 6-Unit Residential Building and Build 4-Story, 5-Unit Condominium on

Waterfront Lot; 2nd Aldermanic District: 428 North Livingston St. (Applicant has requested referral.)

### Conditional Uses/Demolition Permits

10. [03143](#) Consideration of a conditional use - amendment to a Planned Commercial Site located at 72 West Towne Mall for a restaurant/brewpub that provides an outdoor eating area. 9th Ald. Dist.
11. [03145](#) Consideration of a demolition permit located at 1906 Northwestern Avenue to demolish an existing house and build a new house on the site. 12th Ald. Dist.
12. [03146](#) Consideration of a conditional use - amendment to a Planned Residential Development located at 5309-5341 Brody Drive to add an apartment building to an existing apartment building complex. 19th Ald. Dist. (Referred at applicant's request to the April 3, 2006 meeting pending recommendation by the Urban Design Commission.)

### Zoning Text Amendment

13. [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.

## BUSINESS BY MEMBERS

## COMMUNICATIONS

*Report from George Dreckmann, City Recycling Coordinator regarding demolition recycling plans.*

## SECRETARY'S REPORT

### Upcoming Matters - April 3, 2006 Meeting

- 5901 Milwaukee Street - Second Addition to Grandview Meadows Plat
- 3540 Atwood Avenue - Demolition of commercial building/new PUD-GDP-SIP, condominium building
- Hickory Ridge Road - 7900 Block Raymond Road - First Addition to Ice Age Falls Plat
- 1014 Edgewood Avenue - Alterations to a conditional use, new student dorm, expand parking lot on Edgewood Campus
- 4302 East Washington Avenue - Demolish commercial building/new coffee shop with drive-through service
- 1713 Eagan Road - Demolish commercial building/new retail building
- 4226 Owl Creek Drive - New 4-unit building

**Upcoming Matters - April 17, 2006 Meeting**

- 601 West Wilson Street - Demolish commercial building, PUD-GDP-SIP, new commercial building
- 1224 Felland Road - A to R1 rezone/conditional use, new Water Utility reservoir
- 702 North Midvale Boulevard - Demolish commercial building, retail-restaurant
- 66 West Towne Mall - Outdoor eating area for existing restaurant
- 1513 Lake Point Drive - Apartments-retail-mixed-use
- 5379 Park Way - Demolish house, new house
- 2801 Atwood Avenue - Demolish gas station/new gas station-convenience store
- 1806 Waunona Way - New boathouse on lakeshore lot
- 202 State Street - Add story and facade change to existing 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.