

## NOTICE OF PUBLIC HEARING

mailed 4/7/06  
Alders: Depts Only

The Common Council of the City of Madison having before it for consideration a proposed ordinance relating to zoning and city planning.

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the Council Chambers, Room 201, in the City-County Building Monday, April 17, 2006 at 6:00 p.m. before the Plan Commission, where opportunity will be afforded to all interested in being heard; and on Tuesday, April 18, 2006 at 6:45 p.m. before the regular meeting of the Common Council, at which time action on the ordinance will be considered.

Public Hearing items may be called at any time after the beginning of the Plan Commission public hearings – 6:00 pm. Anyone wishing to speak on an item must fill out a registration slip and give it to the person running the meeting. The registration slips are on a table near the front of the meeting room, just inside the doors to the room.

The Plan Commission uses a "consent agenda", which means that the Commission can consider any item at 6:00 pm, if there are no registrants wishing to speak in opposition regardless of where the item is listed on the agenda".

ORDINANCE FILE #03205

The Common Council of the City of Madison do hereby ordain as follows:

1.Paragraph 5. entitled "Recording of Approved General or Specific Implementation Plan and Zoning Ordinance Amendments" of Subdivision (g) entitled "Procedure" of Subsection (6) entitled "Planned Unit Development District (PUD)" of Section 28.07entitled "Special Districts" of the Madison General Ordinances is amended to read as follows:

5. Recording of Approved General Development Plan or Specific Implementation Plan and Zoning Ordinance Amendments. Whenever the Common Council adopts a zoning ordinance amendment designating a tract of land as a Planned Unit Development District, the owner of such development shall provide the Zoning Administrator, within twelve (12) months of the date of approval by the Common Council, a facsimile copy of the approved General or Specific Development Plan and/or Specific Implementation Plan together with a certified copy of the related zoning ordinance amendment and any other action taken thereon by the Common Council. The cost for preparing a facsimile copy of the Plan in recordable form and the recording fee, as determined by the Dane County Register of Deeds, shall be paid by the owners of the lands included in the Planned Unit Development. Upon receipt of such plans, documents and fees and upon determination that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds office. If the specific implementation either plan is not recorded as approved within twelve (12) months of the date of approval by the Common Council, the approval shall be null and void, and a new petition and approval process shall be required to obtain specific implementation plan approval. Where the plans have not been altered from the Plan Commission's Common Council's approval, and the PUD has expired, the Director of Planning and Development may, after consultation with the Alderperson of the District, approve an extension according to Section 28.12(11)(h)2. for of up to twenty-four (24) months from the expiration date to record either plan."

2.Subdivision (h) entitled "Construction Required" of Subsection (6) entitled "Planned Unit Development District (PUD)" of Section 28.07entitled " Special Districts" of the Madison General Ordinances is amended to read as follows: "(h) Construction Required. Within thirty-six (3036) months of Common Council approval of the general development plan or within eighteen (18) months of the recording of the specific implementation plan, whichever is less, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. Prior to the expiration of the thirty-six (36) month period, the Plan Commission may, after a public hearing pursuant to Sec. 28.12(10)(e), approve an extension of up to twenty-four (24) additional months to obtain a building permit if it determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the GDP by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval."

3.Paragraph 11. of Subdivision (a) entitled "Amendments, Conditional Uses and Area Exceptions" of Subsection (12) entitled "Fees" of Section 28.12 entitled "Administration and Enforcement "of the Madison General Ordinances is created to read as follows: "11.Any application for an extension to the time period for obtaining a building permit under Sec. 28.07(6)(h) shall be accompanied by a fee of five hundred dollars (\$500), which shall be paid to the City Treasurer."

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