



# City of Madison

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

## Agenda - Amended PLAN COMMISSION

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Monday, December 1, 2008

5:30 PM

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

**\*\*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 November 17, 2008 MEETING

*November 17, 2008: <http://legistar.cityofmadison.com/calendar/#current>*

### SCHEDULE OF MEETINGS

*December 15, 2008 & January 12, 26, 2009*

### ROUTINE BUSINESS

1. [12495](#) Declaring 4231 Sheffield Road and 4230 Milford Road as surplus to the needs of the Madison Sewer Utility. (10th AD)

2. [12601](#) Authorizing the termination of an Easement for Public Bus Shelter and Bike Rack and accepting a grant of a Limited Non-Exclusive Access Easement for Municipal Transit Purposes (the "Access Easement") from Sherman Plaza, Inc. and authorizing funding of improvements within the Access Easement.
3. [12632](#) Authorizing the Common Council to accept ownership from Allied Dunn's Marsh Neighborhood Association of a neighborhood entrance sign to be located within a public right-of-way at 2014 Allied Drive.

### UNFINISHED BUSINESS

4. [12463](#) Consideration of a demolition permit to allow the former Royster-Clark fertilizer plant at 902 Dempsey Road to be partially demolished. 15th Ald. Dist.  
*Note: The Plan Commission closed the public hearing following its November 3, 2008 hearing on this matter.*

### 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.

### Neighborhood Plan Amendment

*Note: Items #5 & 6 should be considered together.*

5. [11792](#) Amending the Nelson Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to revise the land use recommendation for a property located south of Nelson Road and High Crossing Boulevard from Office/Service to Retail/Service, and to revise the recommended alignments of planned future street extensions in this area.

### Zoning Map Amendments

6. [11616](#) Creating Section 28.06(2)(a)3384. of the Madison General Ordinances rezoning property from C2 General Commercial District to C3 Highway Commercial District. Proposed Use: Construct a Honda Dealership Facility; 17th Aldermanic District: 5555 High Crossing Boulevard.
7. [12299](#) SUBSTITUTE - Creating Section 28.06(2)(a)3391. of the Madison General Ordinances rezoning property from R6 General Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Demolish Former Union South for Future Construction of New Union South; 8th Aldermanic District: 1308 West Dayton Street.

8. [12300](#) Creating Section 28.06(2)(a)3392. 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: Construct Daycare Center; 1st Aldermanic District: 8133 Mansion Hill Avenue.

#### **Conditional Use/ Demolition Permits**

9. [12152](#) Consideration of a conditional use to allow construction of a detached garage in excess of 576 Square feet in the R2 Residential District at 637 South Shore Drive. 13th Ald. Dist.
10. [12778](#) Consideration of a conditional use to allow construction of an addition to a single-family residence on a lakefront lot at 2002 Waunona Way. 14th Ald. Dist.
11. [12779](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence at 6018 North Highlands Avenue. 19th Ald. Dist.
12. [12780](#) Consideration of a major alteration to an existing conditional use to allow an apartment building/lodging house to be converted to a three-unit apartment building at 609 North Lake Street. 8th Ald. Dist.

#### **Zoning Text Amendment**

13. [12392](#) Amending Section 28.03(2) to add a definition of demolition and creating Section 28.12(12)(d)2. of the Madison General Ordinances to add an exemption for demolition permits.

#### **BUSINESS BY MEMBERS**

*Discussion on the newly created Ad Hoc Housing Diversity Planning Committee*

#### **COMMUNICATIONS**

#### **SECRETARY'S REPORT**

##### **Upcoming Matters - December 15, 2008**

- Downtown Plan update (5:30 p.m.)
- 1419 Monroe Street - Continuing jurisdiction public hearing for existing Stadium Bar beer garden conditional use
- 2425 Atwood Avenue - R4 to C2 to convert former Atwood Community Center into a restaurant with residence above
- 201-229 West Lakelawn Place - R6 to PUD-GDP-SIP to remodel an existing apartment building and construct a new 16-unit apartment building
- 5206 Siggelkow Road - Major alteration to a conditional use to expand existing daycare
- 2008 Waunona Way - Major alteration to a conditional use to allow addition to a single-family residence on lakefront lot

- 5104 Spring Court - Major alteration to a conditional use to allow addition to a single-family residence on lakefront lot
- East Wilson Street downzonings (Legislative files ID #:12583, 12584, 12617)

**Upcoming Matters - January 12, 2008**

- Informational presentation by Meriter regarding the preparation of a master plan for their Raymond Road/ CTH PD property.

**ANNOUNCEMENTS****ADJOURNMENT****ADDENDUM**

14. [12787](#) Authorizing the execution of a Purchase and Sale Agreement with the Urban League of Greater Madison ("ULGM") for the purchase of a condominium unit for the expansion of the South Madison Branch Library within a proposed new building to be constructed by the ULGM at The Villager located at 2200 South Park Street.