



# City of Madison

## Meeting Agenda - Amended

### PLAN COMMISSION

City of Madison  
Madison, WI 53703  
www.cityofmadison.  
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Monday, November 21, 2005

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 NOVEMBER 7, 2005 MEETING

#### SCHEDULE OF MEETINGS

December 5, 2005; January 9, 23; February 6, 20, 2006.

#### ROUTINE BUSINESS

1. [02248](#) Determining a Public Purpose and necessity and adopting Transportation Project Plat No: 5992-06-29-4.01 for the City of Madison to acquire necessary land interests, including the purchase of a portion of the property at 2609 East Washington Avenue required for the planned public street improvements included in the East Washington Avenue Segment 3 Reconstruction Project, and authorizing the Mayor and City Clerk to sign all necessary documents necessary to accomplish the land interest acquisitions . (15th AD)
2. [02326](#) Authorizing the execution of a Utility Easement to Wisconsin Bell d/b/a SBC Wisconsin across a City-owned property located at 1903 E. Washington Avenue. 2nd Ald. Dist.

#### UNFINISHED BUSINESS

3. [01551](#) Accepting the Report of the Board of Estimates Subcommittee on Tax Incremental Finance (TIF).  
*Consideration of changes to the Plan Commission recommendations on this item from the Housing Committee on the 10% set aside in TIF.*
4. [02202](#) Accepting an Offer to Purchase from Kennedy Point, LLC, for the purchase of City-owned surplus parcels of land located on Eastwood Drive and First Street. 6th Ald. Dist

#### NEW BUSINESS

5. [02310](#) Authorizing the Mayor and City Clerk to execute an Option To Purchase Agreement with Veridian Homes, LLC, which would allow Veridian to purchase land dedicated for public purposes in the Village of Autumn Lake subdivision under specific and limited terms and conditions.

**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/Conditional Use**

6. [01851](#) Creating Section 28.06(2)(a)3129. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3130 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: 43 Condominium Units; 6th Aldermanic District: 1833 Winnebago Street.
7. [02083](#) Consideration of a demolition permit located at 1833-1911 Winnebago Street/300 Block Moulton Court to demolish several buildings to permit a new residential development. 6th Ald. Dist.
8. [02046](#) Creating Section 28.06(2)(a)3136. 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)3137 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 Medical Office & Build 8-Story Mixed-Use Building with 40 Apartments, Fitness Center, 12,000 Square Foot Office Space and 2,500 Square Foot Retail Space; 4th Aldermanic District: 425 West Washington Avenue.
9. [02139](#) Creating Section 28.06(2)(a)3138. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a) 3139. 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 Shopping Center and Build 12-Story Mixed Use Building with 130,000 Square Feet Retail, 73,500 Square Feet Offices, 91,000 Square Feet Health Center, 60,500 Activity Center and 430 Dwelling Units; 8th Aldermanic District: 700 Block University Avenue.
10. [02142](#) Creating Section 28.06(2)(a)3142. of the Madison General Ordinances rezoning property from Temp A Temporary Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a) 3143. 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: Two 42-Unit Condominium Units; 7th Aldermanic District: 3270-3276 Maple Grove Drive.
11. [02140](#) Creating Section 28.06(2)(a)3140. of the Madison General Ordinances rezoning property from Temp C2 General Commercial District to C2 General Commercial District. Proposed Use: Accommodate Neighborhood Center in Existing Building; 14th Aldermanic District; 810-818 West Badger Road.

12. [02141](#) Creating Section 28.06(2)(a)3146. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2T Single-Family Residence District, creating Section 28.06(2)(a)3147. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2Y Single-Family Residence District, creating Section 28.06(2)(a)3148. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2Z Single-Family Residence District, creating Section 28.06(2)(a)3149. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R5 General Residence District, creating Section 28.06(2)(a)3150. of the Madison General Ordinances rezoning property from Temp A Agriculture District to C Conservancy District, and creating Section 28.06(2)(a)3151. of the Madison General Ordinances rezoning property from Temp A Agriculture to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: 274 Single Family Lots, 9 Duplex Lots & 4 Multi-Family Lots; 9th Aldermanic District: 702 South Point Road.
13. [02445](#) Approving the preliminary plat of "1000 Oaks" located at 702 South Point Road. 9th Ald. Dist.
14. [02144](#) Creating Section 28.06(2)(a)3145. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Demolish Bank & Build Restaurant; 11th Aldermanic District: 702 North Midvale Boulevard.

### Conditional Uses/ Demolition Permits

15. [02446](#) Consideration of a conditional use for an 8-unit apartment building located at 614 Bear Claw Way. 9th Ald. Dist.
16. [02447](#) Consideration of a conditional use for a 6-unit apartment building located at 626 Bear Claw Way. 9th Ald. Dist.

### Subdivisions

17. [02448](#) Approving Certified Survey Map of the Zimmerman property located on Brugger Place, within City of Madison's Extra Territorial Review Jurisdiction in the Town of Blooming Grove.
18. [02449](#) Approving the preliminary plat of the Lokre property, located at 5818 Femrite Drive. 16th Ald. Dist.

### Zoning Text Amendments

19. [02043](#) Amending Section 28.12(3)(a) and (7)(d) of the Madison General Ordinances to conform to recently enacted state legislation.

## BUSINESS BY MEMBERS

## COMMUNICATIONS

## SECRETARY'S REPORT

### Draft of Potential Changes to the Demolition Permit Standards

### Update on Zoning Text Amendment Staff Team Activities

### Upcoming Matters - December 5, 2005

- 702 North Midvale Boulevard - amend PUD-GDP-SIP, grocery store; condominiums; demolition of office building
- 632 Knickerbocker Street - demolition of house
- 1814 Waunona Way - demolition of house
- 6326 Maywick Drive - two apartment buildings

### Upcoming Matters - January 9, 2006 Meeting

- 33 South Broom Street (Block 51) - PUD condominiums
- 8102 Watts Road - PUD-GDP, two hotels, two commercial buildings
- 2317 Winnebago Street/2525 East Washington Avenue - PUD-GDP, building demolitions

## 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.

## ADDENDUM

20. [02078](#) Creating Sec. 28.08(7)(c)14. and 15. of the Madison General Ordinances to add certain outdoor vending and restaurants in churches as conditional uses in the R6 District.