



# City of Madison

## Meeting Agenda - Final

### PLAN COMMISSION

City of Madison  
Madison, WI 53703  
www.cityofmadison.  
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Monday, November 7, 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 MEETING OF OCTOBER 24, 2005

#### SCHEDULE OF MEETINGS

*Regular Meetings: November 21; December 5, 2005; January 9, 2006.*

#### SPECIAL ITEM OF BUSINESS-5:30 p.m.

Discussion of Reuse-Recycling Plans - review with George Dreckman

[02340](#) A Plan Commission Resolution recommending adoption of the October 2005 Public Hearing Draft of the City of Madison Comprehensive Plan.

#### ROUTINE BUSINESS

1. [02134](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a City of Madison Water Utility property located at 1133 Moorland Road. 14th Ald. District.
2. [02190](#) Providing for a change on the Official Map of the City of Madison, which will add a proposed public street reservation for the widening of North and South Broom Street on platted lands, located in part of the Northeast 1/4 of Section 23, Town 07 North, Range 09 East, City of Madison, Dane County, Wisconsin. 4th Ald. Dist.
3. [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.
4. [02204](#) Accepting an Offer to Sell from B and B Family Limited Partnership and Robert A. Blettner for approximately 52.05 acres of wetlands and 12.40 acres of uplands for park and open space for the Starkweather Creek Open Space located in the Madison Corporate Center plat. 15th Ald. Dist.
5. [02211](#) Accepting an Offer to Sell from Timothy and Denise Jackson for the property located at 4930 Lien Road, which is required for the Lien Road reconstruction project.

#### UNFINISHED BUSINESS

6. [02132](#) Accepting an Offer to Purchase from Samuels Recycling Company for a portion of a City-owned property located 4452 Sycamore Avenue in order to resolve an existing retaining wall encroachment. 17th Ald. District.
7. [01551](#) Accepting the Report of the Board of Estimates Subcommittee on Tax Incremental Finance (TIF).

### **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 Uses**

8. [01702](#) Creating Section 28.06(2)(a)3117 of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District to C3 Highway Commercial District. Proposed Use: New Credit Union with Drive-Up Tellers; 5th Aldermanic District: 1433 Monroe Street.
9. [01866](#) Consideration of a conditional use for a new credit union building with drive-thru service located at 1433 Monroe Street. 5th Ald. Dist.
10. [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.
11. [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.
12. [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.  
*Recommend Referral*
13. [02143](#) Creating Section 28.06(2)(a)3144. 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: 31,270 Square Feet Office Building;16th Aldermanic District: 5451 World Dairy Drive.

14. [02044](#) Creating Section 28.06(2)(a)3133. of the Madison General Ordinances rezoning property from PCD(GDP) Planned Community Development (General Development Plan) District to PCD(SIP) Planned Community Development (Specific Implementation Plan) District. Proposed Use: 10,173 Square Feet Retail Space. 9th Aldermanic District, 7502 West Towne Way.
15. [02045](#) Creating Section 28.06(2)(a)3134. of the Madison General Ordinances rezoning property from C1 Limited Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a) 3135. 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 Structure & Build 6-Story Building with 25 Apartments & 3,300 Square Feet of Retail Space on First Floor; 8th Aldermanic District: 202 North Charter Street.

### **Conditional Uses/ Demolition Permits**

16. [02333](#) Consideration of a demolition permit located at 26 Schroeder Court to demolish an existing health club and construct a new office-retail building. 1st Ald. Dist.
17. [02297](#) Consideration of a conditional use located at 2220 Daniels Street for a parking lot located elsewhere than the use it serves. 16th Ald. Dist.
18. [02298](#) Consideration of a demolition permit/conditional use located at 5501 West Beltline Highway to demolish a building on a golf facility and construct a new building on the site with an outdoor eating area. 1st Ald. Dist.

### **Zoning Text Amendments**

19. [02124](#) Amending Section 28.04(19)(b) of the Madison General Ordinances to add a ten year time period to calculating the size of an addition to waterfront property.
20. [02135](#) SUBSTITUTE - Amending Section 28.04(24)(b) and creating new Section 28.12(11)(l) of the Madison General Ordinances to make the procedure for evaluating certain planned commercial sites consistent with practice.

## **BUSINESS BY MEMBERS**

## **COMMUNICATIONS**

## **SECRETARY'S REPORT**

### **Update on Zoning Text Amendment Staff Team activities.**

### **Upcoming Matters - November 21, 2005 Meeting**

- 702 North Midvale Boulevard- amend PUD/SIP + demolition
- 702 South Point Road/"1000 Oaks" - plat and rezone
- 3270-3276 Maple Grove Drive - PUD - Demolition - apartments

- 700 Block University Avenue - PUD-GDP + demolition - mixed use
- 810 West Badger Road - Temp C2 to C2 - Neighborhood Center

#### **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

### **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.