



City of Madison

Meeting Agenda - Amended

PLAN COMMISSION

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

Monday, January 9, 2006

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.

ROLL CALL

MINUTES OF THE DECEMBER 5, 2005 MEETING

SCHEDULE OF MEETINGS

Regular meetings - January 23, February 6, 20, March 6, 20, 2006

ROUTINE BUSINESS

1. [02558](#) Authorizing the execution of an amendment to the lease with MLG Capital/Meadowood LLC allowing for the City's continued use of space at 5740 Raymond Road for the operation of the Meadowridge Branch Library. 20th Ald. Dist.
2. [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)
3. [02491](#) Authorizing funds for the demolition of an 8-unit apartment building located at 902 Magnolia Lane. 14th Ald. District.

UNFINISHED BUSINESS

4. [02207](#) Adopting and confirming the City of Madison Comprehensive Plan.

NEW BUSINESS

5. [02567](#) Report on Evaluation Study Framework: Inclusionary Zoning Ordinance.
6. [02562](#) Authorizing the Mayor and City Clerk to execute appropriate documents to release a use restriction on the Brentwood Terrace Apartments located at 2018 North Sherman Avenue. 12th Ald. District.

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

7. [00220](#) Creating Section 28.06(2)(a)3059 of the Madison General Ordinances rezoning property from C2 General Commercial District and M1 Limited Manufacturing District to PUD (GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Approximately 440 Future Residential Units & Approximately 80,000 Square Feet of Future Commercial Space. 6th Ald. Dist. 2503, 2509 & 2525 East Washington Avenue & 2401, 2405 & 2415 Winnebago Street.
(Recommended place on file, replaced by 02454)
8. [02319](#) 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 & 7-Story, 84-Unit Condominium; 11th Aldermanic District: 702 North Midvale Boulevard.
(Recommend referral to January 23, 2006 meeting)
9. [02453](#) Creating Section 28.06(2)(a)3154. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Two Hotels & 16,000 Square Feet Retail (Future Development); 9th Aldermanic District: 8102 Watts Road.
(Recommend referral to January 23, 2006 meeting)
10. [02454](#) Creating Section 28.06(2)(a)3157 of the Madison General Ordinances rezoning property from C2 General Commercial District and M1 Limited Manufacturing District to PUD (GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Demolish 19 Buildings For Future Residential & Commercial Development; 6th Aldermanic District: 2313-2525 East Washington Avenue & 2306-2422 Winnebago Street, 2317-2415 Winnebago Street and 11 South Fifth Street.
11. [02455](#) Creating Section 28.06(2)(a)3155. of the Madison General Ordinances rezoning property from Unrecorded 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)3156. 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: 33 Condominium Units; 4th Aldermanic District: 33 South Broom Street.

Conditional Uses/ Demolition Permits

12. [02584](#) Consideration of a conditional use for two apartment buildings located at 6326 Maywick Drive. 16th Ald. Dist.
13. [02585](#) Consideration of a demolition permit/conditional use to demolish an existing house and construct a new house on this lakeshore lot located at 5116 Spring Court. 19th Ald. Dist.

Subdivisions

14. [02500](#) Approving Certified Survey Map of the property located at 2878 Femrite Drive, Town of Blooming Grove, within the City's Extraterritorial Review Jurisdiction.
15. [02625](#) Approving a certified survey map of the property located at 4002 Alvarez Avenue, Town of Blooming Grove, within the City's Extraterritorial Review Jurisdiction.

Zoning Text Amendments

16. [02320](#) Repealing Section 28.04(25) of the Madison General Ordinances to eliminate the requirements for Inclusionary Zoning.
17. [02363](#) Amending Section 28.04(25) of the Madison General Ordinances to change the equity distribution at sale, add a new kind of occupancy, and add exemptions to the inclusionary zoning ordinance.
18. [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).
19. [02488](#) Amending Section 28.12(9)(d)2. and creating Section 28.12(9)(d)20. of the Madison General Ordinances to allow variances for reduction of usable open space.

BUSINESS BY MEMBERS**COMMUNICATIONS**

20. [02586](#) Communication from Robert and Melissa Meyer regarding a land division - certified survey map located at 941 Pontiac Trail. 10th Ald. Dist.

SECRETARY'S REPORT**Update on Zoning Text Staff Team Matters****Upcoming Matters - January 23, 2006 Meeting**

- 100 Morningside Avenue - demolish/replace house
- 2 East Park Court - car rental business

- 1402 Wingra Creek Parkway - expand parks maintenance building
- 5109 West Terrace Drive - hotel

Upcoming Matters - February 6, 2006 Meeting

- 2810-2818 Todd Drive/2703-2805 West Beltline Highway - building demolitions/new retail - office 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.

ADDENDUM

21. [02692](#) This Plan Commission Resolution recommends adoption of the City of Madison Comprehensive Plan, as required by Sec. 66.1001(4), Wis. Stats.
22. [01742](#) Creating a TID 36 Stakeholders Advisory Committee.