



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

*This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

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Monday, February 8, 2010

5:30 PM

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

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**\*\*Note\*\* Quorum of the Common Council and Urban Design Commission 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 hnub 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 January 25, 2010 MEETING

*January 25, 2010: <http://legistar.cityofmadison.com/calendar/#current>*

### SCHEDULE OF MEETINGS

- Regular Meetings: February 22 and March 8, 22, 2010*
- Downtown Plan Working Session: February 15, 2010 (Room LL-110, Madison Municipal Building)*
- Zoning Code Rewrite Working Session: February 17, 2010 (Room LL-130, Madison Municipal Building)*

**ROUTINE BUSINESS**

1. [17085](#) Authorizing the Mayor and City Clerk to execute a lease with Community Action Coalition of South Central Wisconsin, Inc. for a portion of the public greenway located at 702 McCormick Avenue for use as community gardens.
2. [17221](#) Authorizing the Common Council to accept ownership from Spring Harbor Neighborhood Association of rain garden and turtle-shaped garden plantings, bench and commemorative plaque to be located in the intersection of Spring Court and Lake Mendota Drive.
3. [17223](#) Authorizing the Mayor and the City Clerk to execute a release of a 60-foot wide right-of-way reservation acquired by dedication in Certified Survey Map No. 6123, Albrecht Industrial Park.
4. [17250](#) A resolution authorizing the City Attorney to petition Dane County Circuit Court to vacate/discontinue a portion of the lands dedicated to the public within the plat of 1st Addition to Allied Terrace to allow recording of the Allied Drive Phase II plat.
5. [17269](#) Authorizing an Offer to Purchase to Wildcat Investment Partnership to acquire the land and building located at 5702 Femrite Drive for the establishment of a Madison Police Department training facility.

**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 Amendment**

6. [17139](#) Creating Sec. 28.06(2)(a)3475. of the Madison General Ordinances rezoning property from Temp A Agriculture District & R1 Single Family Residence District & PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: General Development Plan for the Future Construction of 39,000 Square Feet of Commercial in Six Buildings and 110 Apartments in Four Residential Buildings; 7th Aldermanic District: 6701-6801 McKee Road & 3210 Maple Grove Drive.

*To be referred to February 22, 2010 at the request of the applicant.*

*This zoning map amendment represents the remainder of a 14-acre overall site first presented to the Plan Commission on January 11, 2010. At that meeting, the Plan Commission recommended approval of an Alternate PUD-GDP rezoning for the portion of the site to be developed with the 80-unit senior apartment complex, and recommended referral of the remainder of the proposed PUD zoning so that the*

*applicant could address issues raised about the general development plan by the Commission and staff.*

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

7. [17309](#) Consideration of a demolition permit to allow a single-family residence to be razed and a new residence to be constructed at 5517 Lake Mendota Drive. 19th Ald. Dist.

#### **Planned Unit Development Alteration**

8. [17310](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to allow construction of a new waste transfer facility at Rodefild Landfill, 7102 US Highway 12 & 18. 16th Ald. Dist.

#### **Zoning Text Amendment**

9. [17096](#) Amending Sec. 28.04(19)(b)1. and 28.04(19)(c) of the Madison General Ordinances to limit the application of the existing development pattern setback calculation to property whose principal use is residential.

#### **Edgewater Hotel - Related Items**

*Items 10-12 should be considered together.*

*Following the public hearing and discussion, the Plan Commission should refer Items 10 & 11 to February 22, 2010 to allow the Urban Design Commission to make a recommendation to the Plan Commission on the project.*

*Item 12 should also be referred to February 22 following the public hearing and discussion to allow the Board of Estimates to make a recommendation to the Plan Commission on the amended vacation ordinance.*

10. [15955](#) Creating Section 28.06(2)(a)3453. of the Madison General Ordinances rezoning property from HIST-MH Mansion Hill Historic District, OR Office Residence District, and R6H General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3454. 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: Redevelop and Expand Existing Edgewater Hotel to a 228-Room Hotel; 666 Wisconsin Avenue: 2nd Aldermanic District.
11. [17311](#) Consideration of a conditional use for waterfront development to allow redevelopment and expansion of the Edgewater Hotel at 666 Wisconsin Avenue. 2nd Ald. Dist.
12. [17101](#) Amending Ordinance Number 1761, File Number 4600-41 adopted on January 28, 1965 which provided for the vacation of a portion of Wisconsin Avenue.

**BUSINESS BY MEMBERS****COMMUNICATIONS**

*Communications related to the Stadium Bar's desire to operate its beer garden during the Camp Randall Hockey Classic on February 6, 2010*

**SECRETARY'S REPORT****Upcoming Matters - February 22, 2010**

- 6701-6801 McKee Road/ 3210 Maple Grove Drive - Temp A, R1, PUD-GDP to PUD-GDP for future construction of 110 apartments in 4 residential buildings & 39,000 square feet of retail in 6 commercial buildings (GDP for 80-unit senior apartment approved on January 19, 2010)
- 702 North Midvale Boulevard - Amended PUD-GDP-SIP (1st of 2) to amend Hilldale PUD to remove Target store site and improve Sawyer-Frey parking lot
- 4609 University Avenue - Amended PUD-GDP-SIP (2nd of 2) to allow construction of a Target store at Hilldale Shopping Center
- 8839 Ancient Oak Lane - A to A & R2T and CSM Referral to create 2 single-family lots and 1 lot for future development
- 979 Jonathon Drive - Conditional use to construct wireless telecommunications tower
- 545 Zor Shrine Place - Conditional use to construct wireless telecommunications tower
- 4518 Monona Drive - Conditional use and Demolition Permit to demolish commercial building and construct new commercial building with drive-thru

**Upcoming Matters - March 8, 2010**

- 1723 Waldorf Boulevard - PUD-SIP to Amended PUD-GDP-SIP to construct 80 apartment units in two multi-family buildings

**ANNOUNCEMENTS****ADJOURNMENT**