



City of Madison

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

Agenda - Approved

PLAN COMMISSION

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Monday, November 5, 2012

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.

Please contact the Department of Planning and Community & Economic Development at (608) 266-4635.

CALL TO ORDER/ROLL CALL

PUBLIC COMMENT

DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

MINUTES OF THE SEPTEMBER 27, 2012 ZONING CODE RE-WRITE WORKING SESSION

MINUTES OF THE OCTOBER 15, 2012 REGULAR MEETING

<http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

November 19 and December 3, 17, 2012

ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission as required by Section 16.01 of Madison General Ordinances, which generally state that the Common Council shall refer any question concerning the location of any public building, the location, extension or widening of any street, park or other public grounds within the City to the Plan Commission for its consideration and report before final action is taken thereon by the Council. Further, the Plan Commission is required to provide a recommendation to the Council on the acquisition of public land for the establishment or enlarging of streets, parks, playgrounds, sites for public buildings, and reservations pertaining to the same, and the conveyance of any surplus real estate not needed for these purposes with reservations concerning the future use and occupation of such real estate, so as to protect the public works of the City, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare as recommended in adopted plans and policies.

1. [27860](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for storm sewer construction between Highland Avenue and 2202 University Avenue. (5th AD)

2. [27878](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Hovde Properties LLC ("Developer") for the acquisition of a portion of City-owned property located at 316 W. Dayton Street by the Developer for assemblage into a mixed-use condominium project ("Project") located at 305-309 W. Johnson Street and the purchase and build-out by the City of a "grey box" condominium unit and condominium parking stalls within the Project for the relocation of Madison Fire Department Administrative offices.

To be referred to a future meeting at the request of the Office of Real Estate Services

3. [27973](#) SUBSTITUTE - Authorizing the execution of an Purchase and Sale Agreement between the City of Madison and the Madison Audubon Society, Inc. for the purchase of a 9.48-acre improved residential parcel located at 7960 Raymond Road for the expansion of the Ice Age Junction Path, potential future extension of Jeffy Trail to Raymond Road, related infrastructure improvements, public open space, and potential residential development; and authorizing an application for an amendment to the Central Urban Service Area; and authorizing the Mayor and City Clerk to execute a petition to annex the subject lands; and authorizing the dedication of right of way for Raymond Road.

4. [27976](#) Determining a public purpose and necessity and adopting a Relocation Order for the acquisition and demolition of two single family properties located at 1721 North Sherman Avenue and 1713 Schlimgen Avenue, City of Madison, Dane County, Wisconsin for improvements to water distribution at Madison Water Utility Well No. 7.

5. [27992](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of the Johnson St, E public sidewalk bike path from N. First Street to N. Third Street. (12th AD)

6. [28037](#) Authorizing the execution of a Permanent Limited Easement for sanitary sewer purposes and a Temporary Limited Easement for sloping and grading to Madison Metropolitan Sewerage District across City Stormwater Utility Parcel 533 located at 3049 S. Stoughton Road, 3102 Progress Road and 3101 Progress Road.
7. [28060](#) Vacation/Discontinuance of a portion of South Few Street as originally platted by the Madison Original Plat (adjacent to Block 179), adjacent to the property at 714 S. Few St., which is located in part of the Southwest one-quarter (1/4) of Section 7, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (6th AD)
8. [28083](#) Amending the 2012 adopted capital budget of the Planning, Community and Economic Development agency to provide funding of \$150,000 and authorization for the acquisition of 1910 Lake Point Drive to further support redevelopment efforts in the Lake Point neighborhood .
9. [28086](#) Authorizing the Common Council to accept ownership from Bay Creek Neighborhood Association of a neighborhood entrance sign to be located in the public right-of-way at the northwest corner of Lake Court and W. Olin Avenue.
10. [28111](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the reconstruction and maintenance of existing public sanitary sewer improvements associated with the Mendota Lake Shore / Near West / Campus Area / Frances St - Sanitary Study - Engineering Project No. 53W1365. (2nd AD)

NEW BUSINESS

11. [28100](#) Authorizing the Planning Division Director to sign on behalf of the City of Madison the Memorandum of Understanding for a Future Urban Development Area planning process for the northeastern Madison portion of the Central Urban Service Area.

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

12. [27782](#) Creating Section 28.06(2)(a)3631. 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 Fire Station 13; 3rd Aldermanic District; 6530 Town Center Drive.

Conditional Use/ Demolition Permits

13. [27595](#) Consideration of a conditional use for a parking reduction and an outdoor eating area to serve a restaurant located at the rear of 809 Williamson Street; 6th Ald. Dist.
14. [28161](#) Consideration of an alteration to an approved conditional use planned residential development to allow 18 two-family residences and 1 single-family residence to be constructed in place of previously approved multi-family residences at 2 and 98 Greenside Circle; 1st Ald. Dist.

Certified Survey Map Referral

15. [28162](#) Approving a Certified Survey Map of property owned by Eberhard Mack located at 6201 N. Highlands Avenue; 19th Ald. Dist.

Zoning Text Amendment

16. [28068](#) Amending Sections 28.12(10)(g)1., 28.12(11)(i), and 28.183(5)(b)2.c. of the Madison General Ordinances to correct outdated or incorrect references, being an additional Attorney's Revisor's Ordinance.

BUSINESS BY MEMBERS

COMMUNICATIONS

- Communication dated October 24, 2012 from Michelle Bond regarding an upcoming application in the Blackhawk neighborhood.

SECRETARY'S REPORT

- Upcoming Matters - November 19, 2012

- Informational presentation regarding an update to the High Point-Raymond Neighborhood Development Plan
- 6002 Cottage Grove Road - PUD-GDP to PUD(PD)-SIP - Construct 58,000 square-foot grocery store in Grandview Commons Town Center
- 5925 Sharpsburg Drive - PUD-GDP to PUD(PD)-SIP - Construct approximately 3,800 square-foot multi-tenant retail building in Grandview Commons Town Center
- 6002 Cottage Grove Rd. & 5901-5939 Sharpsburg Drive, et al - Final Plat of Town Center Addition to Grandview Commons, creating 18 single-family lots, 4 lots for retail and mixed-use development, and 1 lot for a future City library branch
- 1402 S. Park Street - Demolition Permit - Demolish former Truman Olson Army Reserve Center for future street extension
- 4781 Norton Drive - Extraterritorial Certified Survey Map - Create two lots in the Town of Sun Prairie
- (Tentative) Review of the Downtown Urban Design Guidelines for New Development and Additions and Alterations to Existing Development in the Downtown Core (DC) and

Urban Mixed Use (UMX) Zoning Districts (ID 28065)

- Upcoming Matters - December 3, 2012

- 448 S. Park Street & 914 Drake Street - Demolition Permit and R3 & C3 to PUD(PD)
- GDP-SIP - Demolish vacant bakery and single-family residence to allow construction of a mixed-use building containing 6,500 sq. ft of first floor of retail space and 40 apartments
- 313-315 N. Frances Street - Demolition Permit and C2 to PUD(PD)-GDP-SIP - Demolish two residences to allow construction of a mixed-use building containing 2,000 square feet of first floor of retail space and 42 apartments
- 202-210 N. Bassett Street & 512-520 W. Dayton Street - Demolition Permit and R6 & C2 to PUD(PD)-GDP-SIP - Demolish three residences and an office building to allow construction of a mixed-use building containing 1,700 square feet of retail space and 75 apartments
- 638 Hercules Trail - PUD-GDP to PUD(PD)-SIP - Construct two apartment buildings containing 95 total units
- 1329 W. Dayton Street - PUD-SIP Alteration - Amend zoning text to increase occupancy of units in existing apartment building
- 1-15 & 2-8 River Birch Court et al - Certified Survey Map Referral - Combine 7 platted single-family lots and (proposed) vacated River Birch Court right of way into 2 lots
- 5840 Thorstrand Road - Conditional Use - Construct accessory boathouse on lakefront lot
- 9004-9041 Royal Oaks Circle - PUD-SIP Alteration - Construct 22 single-family condominiums instead of 13 duplexes as previously approved

ANNOUNCEMENTS**ADJOURNMENT**