



City of Madison

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

Agenda - Approved

PLAN COMMISSION

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Monday, July 22, 2013

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 hnub 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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE JULY 8, 2013 MEETING

July 8, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

August 5, 26 and September 16, 30, 2013

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. [30884](#) Authorizing the Mayor and City Clerk to execute a lease with Philip G. Plourd and Rhonda K. Plourd for a portion of the City's East Rail Corridor located adjacent to 2318 Atwood Avenue.

NEW BUSINESS

2. [30617](#) Report of the Community Development Division Regarding SRO Housing: Strategies to provide affordable housing with supportive services for the homeless

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.

Neighborhood Plan

3. [30378](#) Adopting the Arbor Hills - Leopold Neighborhood Plan as a Supplement to the City of Madison Comprehensive Plan.

Zoning Map Corrections

Note: The following five ordinances (Items 4-8) were introduced by Ald. Sue Ellingson, District 13, to correct mapping errors for the five properties in question. Please see the Drafter's Note of each ordinance for more information.

4. [30729](#) Creating Section 28.022 -- 00063 of the Madison General Ordinances rezoning property from TSS (Traditional Shopping Street) District to TR-C4 (Traditional Residential - Consistent District 4) District. Proposed Use: No Change; Map Correction. 13th Aldermanic District; 2802 Monroe Street.
5. [30730](#) Creating Section 28.022 -- 00064 of the Madison General Ordinances rezoning property from TSS (Traditional Shopping Street) District to TR-C4 (Traditional Residential - Consistent District 4) District. Proposed Use: No Change; Map Correction. 13th Aldermanic District; 666 Crandall Street.

6. [30731](#) Creating Section 28.022 -- 00065 of the Madison General Ordinances rezoning property from TSS (Traditional Shopping Street) District to TR-C4 (Traditional Residential - Consistent District 4) District. Proposed Use: No Change; Map Correction. 13th Aldermanic District; 2820 Monroe Street.
7. [30736](#) Creating Section 28.022 -- 00066 of the Madison General Ordinances rezoning property from TSS (Traditional Shopping Street) District to TR-C4 (Traditional Residential - Consistent District 4) District. Proposed Use: No Change; Map Correction. 13th Aldermanic District; 668 Pickford Street.
8. [30737](#) Creating Section 28.022 -- 00067 of the Madison General Ordinances rezoning property from TSS (Traditional Shopping Street) District to TR-C4 (Traditional Residential - Consistent District 4) District. Proposed Use: No Change; Map Correction. 13th Aldermanic District; 2902 Monroe Street.

Zoning Text Amendments

9. [30692](#) Amending Section 28.082 of the Madison General Ordinances to allow taxi and limousine businesses in the Traditional Employment (TE) District.
10. [30711](#) Amending Section 28.088(5)(a) of the Madison General Ordinances to create an exception to the parking placement site standards for lots that are 20 acres or larger.
11. [30723](#) Amending Sections 28.151, 28.211, 31.14, and 33.24 of the Madison General Ordinances to change the name of "Multi-Family Complex" to "Residential Building Complex" and to allow single family dwellings in such complexes.
12. [30724](#) SUBSTITUTE Amending Sections 28.072 and 28.151 of the Madison General Ordinances to prohibit ground-floor residential dwellings in locations within the Downtown and Urban Districts which the Downtown Plan recommends for non-residential uses.

Note: The intent of this zoning text amendment is to prohibit residential uses on the ground floor of any mixed-use buildings or multi-family dwellings located on the following streets:
 - King Street
 - S. Pinckney Street
 - The 10-500 blocks of E. Wilson Street
 - The 100 blocks of E. Mifflin Street, W. Mifflin Street, E. Main Street and W. Main Street
 - On the Capitol Square, which is formed by the 10 blocks of E. and W. Mifflin streets, the 10 blocks of N. and S. Pinckney streets, the 10 blocks of E. and W. Main streets, and the 10 blocks of N. and S. Carroll streets.

Conditional Use/ Demolition Permits

13. [30330](#) Consideration of a conditional use to allow construction of an outdoor eating area for a restaurant and parking lot modifications for site containing adjacent residence at 605 E. Washington Avenue and 5 S. Blair Street; 6th Ald. Dist.

Note: To be referred pending a recommendation by the Urban Design Commission,

with no future date specified.

14. [30133](#) Consideration of a demolition permit and conditional use to allow a bank to be demolished and a multi-tenant retail building with a vehicle access service window to be constructed at 6698 Odana Road; 19th Ald. Dist.
15. [30528](#) Consideration of a demolition permit to allow a restaurant to be demolished and a new multi-tenant retail building to be constructed at 420 Gammon Place; 19th Ald. Dist.
16. [30530](#) Consideration of a conditional use to allow a former auto repair business to be converted into an auto rental facility at 2101 Darwin Road; 12th Ald. Dist.
17. [30531](#) Consideration of a demolition permit to allow a single-family residence at 712 Harrison Street to be demolished to allow construction of an addition containing 4 new dwelling units and 750 square feet of new retail space at the rear of an existing mixed-use building at 1902 Monroe Street; 13th Ald. Dist.
18. [30658](#) Consideration of a conditional use to allow construction of a restaurant with outdoor eating area at East Towne Mall at 4323 East Towne Boulevard; 17th Ald. Dist.

Zoning Map Amendments & Related Requests

Note: Items 19 & 20 should be considered together

19. [30532](#) Creating Section 28.022 -- 00061 of the Madison General Ordinances rezoning property from UMX (Urban Mixed Use) District to DC (Downtown Core) District. Proposed Use: Rezoning a portion of a 1.5-acre property to allow construction of a mixed-use building containing approx. 22,000 square feet of commercial space, 7,000 square feet of flex space, and 329 apartments following demolition of an apartment building and hotel/retail building; 4th Aldermanic District, 431 North Frances Street.
20. [30660](#) Consideration of a demolition permit and conditional use to allow demolition of an apartment building and mixed-use hotel/ retail building and construction of a mixed-use building containing approximately 22,000 square feet of commercial space, 7,000 square feet of flex space, and 329 apartments at 529-557 State Street, 431-441 N. Frances Street and 432 W. Gilman Street; 4th Ald. Dist.

Note: Items 21-23 are related and should be considered together

21. [30872](#) Amending the Pioneer Neighborhood Development Plan to revise the land use recommendation for an approximately ten-acre parcel located north of Silicon Prairie Parkway from Employment uses to Medium Density Residential uses.
22. [30533](#) Creating Section 28.022 -- 00060 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U1 (Traditional Residential - Urban District 1) District.
Proposed Use: Rezone 10 acres for future multi-family development; 9th Aldermanic District; 9414 Silicon Prairie Parkway.

23. [30661](#) Approving a Certified Survey Map of property owned by NEW WEI, LLC generally located at 9414 Silicon Prairie Parkway; 9th Ald. Dist.

Extraterritorial Subdivision

24. [29710](#) Approving the final plat of Wood Ger Development generally located at 3370 Burke Road, Town of Burke, within City of Madison's Extraterritorial Plat Approval Jurisdiction.

Note: To be referred to August 26, 2013 at the request of the applicant

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - August 5, 2013

- 210 S. Brooks Street - Alteration to PD District - Amend general development plan and approve specific implementation plan to convert school into apartments and construct new apartment building with 128 total units
- 1613-1721 N. Sherman Ave & 1713 Schlimgen Avenue - Demolition Permit and Conditional Use - Demolish two single-family residences to allow construction of an addition to Well #7
- 2021 E. Johnson Street - Conditional Use - Construct oversized accessory building in TR-C4 zoning
- 114 Van Deusen Street - Conditional Use Alteration - Modify playground and eliminate parking space for existing Montessori school
- 4938 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront property
- 1801 Beld Street - Demolition Permit Follow-up - Approval of plans for a two-family residence following a 2005 demolition approval

- Upcoming Matters - August 26, 2013

- 425 W. Washington Avenue - Demolition Permit and DR-2 to UMX- Demolish medical office building to construct mixed-use building containing 7,700 square feet of commercial space and 50 apartments
- 610 John Nolen Drive - Conditional Use - Construct 111-room hotel in planned multi-use site (in Urban Design Dist. 1)
- 698 S. Whitney Way - Demolition Permit and Conditional Use - Demolish retail building and construct restaurant with vehicle access service window (in Urban Design Dist. 3)

ANNOUNCEMENTS

ADJOURNMENT