



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, December 14, 2009

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.**

*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 November 16, 2009 MEETING

*November 16, 2009: <http://legistar.cityofmadison.com/calendar/#current>*

### SCHEDULE OF MEETINGS

*- Regular Meetings: January 11, 25 and February 8, 22, 2010*

*- Zoning Code Rewrite Working Session: December 15, 2009 (6:00 p.m., Room LL-110, Madison Municipal Building)*

**SPECIAL ITEM OF BUSINESS**

1. [16565](#) Informational Presentation by the Wisconsin Department of Transportation Regarding the Verona Road Corridor Supplemental Draft Environmental Impact Statement

**ROUTINE BUSINESS**

2. [16034](#) Accepting a Public Water Main Easement from Sherman Terrace Association, Inc., across property located at 1 Sherman Terrace.
3. [16709](#) Authorizing a second amendment to the lease between the City of Madison and Madison-Kipp Corporation within the East Rail Transportation Corridor.
4. [16733](#) Accepting a 15-foot wide Public Sanitary Sewer Easement from the Vedders-Shults Trust and the Twesme Trust across property located at 5108 Spring Court.
5. [16775](#) Authorizing the execution of an Agreement for Installation Operation, Maintenance and Repair of Photovoltaic Lighting System with Madison Gas and Electric Company for the installation of a demonstration photovoltaic lighting system in Thut Park, located at 2630 Nana Lane.
6. [16765](#) Adopting the final Legally Binding Agreement (LBA) to accommodate Goodwill Industries of South Central Wisconsin at 4829 Anniversary Lane, amending the City's previously submitted Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents regarding the Truman Olson United States Army Reserve Center (1402 S. Park Street) property accordingly, authorizing submission by the LRA of said revised documents to the Federal Government, and execution of the LBA by the Mayor and City Clerk upon acceptance by the United States Department of Housing and Urban Development.

*Note: Staff recommends that the Plan Commission make its recommendation on this matter after it has taken action on the conditional use for 4829 Anniversary Lane (#13 on this agenda).*

*Note: A copy of the Legally Binding Agreement was not included in the Plan Commission's printed materials but is available as an attachment to this legislative file. If a member of the Commission needs a printed copy of the agreement, they should contact Planning Division staff prior to the meeting.*

**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. [15028](#) Creating Section 28.06(2)(a)3439. 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)3440. 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: The construction of a new six-unit building and additions and renovations to an existing single-family residence and a three-unit residence creating 12 total dwelling units.; 4th Aldermanic District: 115 & 117 South Bassett Street.
8. [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.
- To be referred to January 11, 2010 pending a recommendation from the Urban Design Commission.*
- Note: Staff comments and proposed conditions of approval for this project were not prepared in anticipation of this referral.*
9. [16542](#) SUBSTITUTE Creating Section 28.06(2)(a)3460. of the Madison General Ordinances rezoning property from R6H General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3462. 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: Construction of 46-Unit Apartment Building in Place of Surface Parking. 4th Aldermanic District: 129 West Gorham Street.
- To be referred to January 11, 2010 pending a revised recommendation from the Landmarks Commission and a recommendation from the Urban Design Commission*
10. [16543](#) Creating Section 28.06(2)(a)3461. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: General Development Plan for Future Construction of a 62-Unit Apartment Building; 13th Aldermanic District: 1012 Fish Hatchery Road.

**Conditional Use/ Demolition Permits**

11. [16562](#) Consideration of a conditional use and a demolition permit to allow a single-family residence to be razed and a new residence to be constructed on a lakefront lot at 2708 Waunona Way. 14th Ald. Dist.

*To be referred to January 11, 2010 at the request of the applicants.*

12. [16827](#) Consideration of a demolition permit to allow a single-family residence at 5722 Lake Mendota Drive to be razed to create open space for an adjacent residence under the same ownership. 19th Ald. Dist.
13. [16828](#) Consideration of a conditional use to allow construction of an 8-unit apartment building at 4829 Anniversary Lane. 17th Ald. Dist.

### Zoning Text Amendment

14. [16570](#) Amending Sections 9.52, 28.08(2)(b)8.j., 28.08(9)(b)7.c., 28.08(11)(b)7.c., and 28.08(12)(b)2. of the Madison General Ordinances to change the notification requirements for keeping chickens and provide for revocation of a license.

## BUSINESS BY MEMBERS

## COMMUNICATIONS

*Letter to David Helbach, Administrator, Wisconsin Department of Administration - Division of State Facilities from Nan Fey and Alice Anderson, Community Gardens Committee, regarding Sheboygan Community Garden at Hill Farms*

## SECRETARY'S REPORT

### Upcoming Matters - January 11, 2010

- 129 West Gorham Street - R6H to PUD-GDP-SIP to construct 46-unit apartment building in place of surface parking
- 666 Wisconsin Avenue - HIST-MH OR/R6H to PUD-GDP-SIP & conditional use to allow the redevelopment and expansion of the existing Edgewater Hotel to a 190-room hotel
- 6701-6921 McKee Road/ 3210 Maple Grove Drive - Temp A, R1, PUD-GDP to PUD-GDP, for future construction of 190 apartments in 5 residential buildings and 33,000 sq ft of retail in 5 commercial buildings
- 801 South Park Street - Demolition Permit & C2 to PUD-GDP-SIP to allow demolition of a retail building and construction of a mixed-use building with 9870 square feet of commercial and 12 apartment units
- 5801 Gemini Drive/ 825 Jupiter Drive - Amended PUD-SIP to revise densities of 2 apartment buildings from 33 and 36 units to 40 and 29 units, respectively
- 6402 Millpond Road - Conditional use for outdoor eating and recreation area for a tavern
- 3201 Anderson Street - Conditional use to construct 313-stall surface parking lot to serve Madison (Area Technical) College
- 979 Jonathon Drive - Conditional use to construct a wireless telecommunications tower
- 545 Zor Shrine Place - Conditional use to construct a wireless telecommunications tower
- 1234 Sherman Avenue - Conditional use for an addition to a single-family residence on a lakefront lot

**Upcoming Matters - January 25, 2010**

*- 617-619 Mendota Court - Demolition Permit and R6 to PUD-GDP-SIP to allow demolition of two apartment buildings and construction of a 28-unit apartment building*

**ANNOUNCEMENTS**

**ADJOURNMENT**