



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Approved PLAN COMMISSION

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Monday, October 1, 2012

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 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 12, 2012 MEETING

September 12, 2012: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

October 15 and November 5, 19, 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. [27527](#) CHARTER Amending Section 16.01(3) of the Madison General Ordinances to make the terms of Alderpersons on the Plan Commission coincide with their terms on the Common Council.
2. [27626](#) Accepting a Permanent Limited Easement for Public Pedestrian/Bicycle Path Purposes and Public Sanitary Sewer Purposes from University of Wisconsin Credit Union across a property located at 1422 Northport Drive.

### **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 Text Amendments and the Proposed New Zoning Map**

Note: On August 20, 2012, the Plan Commission recessed the public hearing on Items 3 and 4 and referred both items to this meeting.

3. [26657](#) SECOND SUBSTITUTE Creating Subchapter 28E, Downtown and Urban Districts of Chapter 28 of the Madison General Ordinances to update the City's ordinances pertaining to zoning and planning.
4. [27278](#) SECOND SUBSTITUTE Amending Chapter 28 of the Madison General Ordinances revising various subsections.

### **Zoning Map Amendments & Related Requests**

Note: Items 5 and 6 should be considered together.

5. [26845](#) SUBSTITUTE Creating Section 28.06(2)(a)3618. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3719. 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 mixed-use building containing 4,300 sq. ft. of first floor commercial space and 62 apartments; 13th Aldermanic District; 502 South Park Street and 917-925 Drake Street.

6. [27473](#) Consideration of a demolition permit to allow 3 residences and 1 commercial building to be demolished as part of a Planned Unit Development rezoning at 502 S. Park Street and 917-925 Drake Street; 13th Ald. Dist.  
Note: Items 7 and 8 should be referred to the October 15, 2012 meeting at the request of the alder for the purposes of holding an additional neighborhood meeting regarding this project.
7. [27436](#) Creating Section 28.06(2)(a)3625. 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)3626. 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: Demolish single-family residence to construct eight-unit apartment building; 4th Aldermanic District; 125 North Bedford Street.
8. [27777](#) Consideration of a demolition permit to allow a single-family residence to be demolished as part of a Planned Unit Development rezoning at 125 N. Bedford Street; 4th Ald. Dist.
9. [27437](#) Creating Section 28.06(2)(a)3624. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Re-Approving the GDP for Multi-Family Housing in the Village At Autumn Lake PUD. 17th Aldermanic District; 5922 Lien Road.

#### Subdivision

10. [27776](#) Approving the preliminary and final plat of Woodstone Replat No. 2 (Lots 13-45) located at 9401-9441 and 9402-9442 Stoneywood Boulevard and 9404-9444 Cobalt Street; 9th Ald. Dist.

#### Conditional Use/ Demolition Permits

11. [27778](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a new residence constructed at 449 Toepfer Avenue; 11th Ald. Dist.
12. [27377](#) Consideration of an alteration to an existing conditional use to allow construction of an addition to an existing single-family residence on a lakefront lot at 5206 Harbor Court; 19th Ald. Dist.  
To be referred to the October 15, 2012 meeting at the request of the alder for the purpose of holding additional discussions about the project with neighbors
13. [27248](#) Consideration of an alteration to an approved conditional use planned residential development to allow an existing apartment complex to be renovated and a new clubhouse and multi-space garages to be constructed at 1108 Moorland Road; 14th Ald. Dist.

**BUSINESS BY MEMBERS****COMMUNICATIONS****SECRETARY'S REPORT****- Draft 2013 Plan Commission & Urban Design Commission schedule****- Upcoming Matters - October 15, 2012**

- 305-325 W. Johnson Street - Demolition Permit and C3 & C4 to PUD-GDP-SIP - Demolish 2 commercial buildings and Madison Fire Department Administration Building to allow construction of a mixed-use building containing 250 apartments and 60,000 square feet of retail and office space
- 306 W. Main Street - PUD-SIP to Amended PUD-GDP-SIP - Construct 176-unit apartment building
- 809 Williamson Street - Conditional Use - Construct outdoor eating area for restaurant
- 9624 Old Sauk Road - Certified Survey Map - Create 4 single-family lots, including 2 deep residential lots
- 1101 Gammon Lane - Demolition Permit - Demolish a fire-damaged single-family residence with no proposed use
- 312 N. Hamilton Street - Demolition Permit - Demolish single-family residence and construct new residence
- 7315 West Towne Way - Demolition Permit and Conditional Use Planned Commercial Site - Demolish vacant restaurant and auto repair building to allow construction of two multi-tenant retail buildings at West Towne Mall with future outdoor eating areas

**- Upcoming Matters - November 5, 2012**

- 6350 Town Center Drive - PUD-GDP to PUD-SIP - Construct Fire Station 13
- 6201 N. Highlands Avenue - Certified Survey Map - Creating three single-family lots, including a deep residential lot
- 2 Greenside Circle - Conditional Use Planned Residential Development Alteration - Amend plan for Bentley Green condominiums to construct 18 duplex buildings and 1 single-family residence on eastern half of development
- 1402 S. Park Street (Tentative) - Demolition Permit - Demolish former Truman Olson Army Reserve Center for future street extension
- 4927 & 1224 Felland Road - Certified Survey Maps - Creating 2 lots in Town of Burke (Extraterritorial) and 2 outlots for Water Utility in City

**ANNOUNCEMENTS****ADJOURNMENT**