



# City of Madison

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

## Agenda - Amended PLAN COMMISSION

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Monday, March 22, 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 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.*

*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 February 17, 2010 DOWNTOWN PLAN WORKING SESSION

### MINUTES OF THE March 8, 2010 REGULAR MEETING

<http://legistar.cityofmadison.com/calendar/#current>

### SCHEDULE OF MEETINGS

*April 12, 26 and May 10, 24, 2010*

**ROUTINE BUSINESS**

1. [17831](#) Authorizing the execution of a Purchase and Sale Agreement with LT McGrath, LLC for the purchase of the former Water Utility Administration building located at 517 and 523 East Main Street.

**NEW BUSINESS**

2. [17828](#) Re-approving the final plat of Tormey Ridge located at 12003 Mineral Point Road. 9th Ald. Dist.

**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**

*Items 3 & 4 should be considered together.*

3. [17392](#) Creating Section 28.06(2)(a)3476. of the Madison General Ordinances rezoning property from R6 General Residence District and PUD(GDP) Planned Unit Development (General Development Plan) District and PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to R6 General Residence District. Proposed Use: Demolish Existing Gordon Commons & Request Conditional Use and Rezoning Approval to Construct New Gordon Commons and Park; 8th Aldermanic District: 717 West Johnson Street.

**Conditional Use/ Demolition Permits**

4. [17827](#) Consideration of a conditional use and demolition permit to allow the existing Gordon Commons facility to be demolished and a new Gordon Commons facility and open space to be constructed at 717 West Johnson Street. 8th Ald. Dist.
5. [17824](#) Consideration of a major alteration to an approved conditional use to allow an additional parking reduction and to approve parking lot screening and an enclosed area for outdoor smoking for a nightclub at 924 Williamson Street. 6th Ald. Dist.
6. [17825](#) Consideration of a conditional use to allow an arcade in an existing multi-tenant retail center at 1621 Thierer Road. 17th Ald. Dist.
7. [17826](#) Consideration of a conditional use for an outdoor eating area to serve a restaurant/bakery located at 7424 Mineral Point Road. 9th Ald. Dist.

**Subdivision**

8. [17823](#) Approving the preliminary and final plats of Genesis generally located at 3604-3704 Agriculture Drive. 16th Ald. Dist.

**Zoning Text Amendments**

9. [17555](#) Creating Sec. 28.04(6)(e)2.f. of the Madison General Ordinances to allow open porches that project not more than seven (7) feet into front yards as a permitted obstruction.

**Edgewater Hotel - Related Items**

*Items 10-12 should be considered together.*

*On February 8, 2010, the Plan Commission recessed the public hearing and referred an earlier version of the subject zoning map amendment and conditional use pending a recommendation from the Urban Design Commission regarding the proposed redevelopment project. Because the public hearing on the project was recessed, those who spoke on the project would not have been allowed to testify again but only be allowed to answer questions from Plan Commission members.*

*However, the project now being considered is both a revised and expanded zoning map amendment and conditional use request and therefore requires a new public hearing. The Plan Commission should first close the February 8, 2010 public hearing and then move to open a new public hearing. The process for the new public hearing will be as it was on February 8th, and all speakers who spoke previously will be allowed to testify anew on the project.*

10. [15955](#) SUBSTITUTE 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 and Construction of a Parking Structure; 666 Wisconsin Avenue and a Portion of 2 East Gilman Street: 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**

**SECRETARY'S REPORT****Upcoming Matters - April 12, 2010**

- 430 West Dayton Street - Amended PUD-GDP-SIP & Demolition Permit to demolish single-family home at rear of lot to allow accessory building with dwelling unit
- 2437 Allied Drive - Preliminary & Final Plat, Allied Drive Phase II, creating 28 residential lots and 4 outlots
- 4622 Dutch Mill Road - Demolition Permit to demolish single-family residence to construct office building

**Upcoming Matters - April 26, 2010**

- 1208-1214 Spring Street - R5 to PUD-GDP-SIP & Demolition Permit to demolish 3 existing residences to allow construction of an 87-unit apartment building
- 1229 Applegate Road - Demolish commercial building with no proposed future use

**ANNOUNCEMENTS****ADJOURNMENT**