



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

*This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

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Monday, February 6, 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 JANUARY 23, 2012 MEETING

January 23, 2012: <http://legistar.cityofmadison.com/calendar/#current>

### SCHEDULE OF MEETINGS

February 20 and March 5, 19, 2012

### SPECIAL ITEM OF BUSINESS

1. [25113](#) Informational Presentation on the Transportation Master Plan Draft Scope of Work

**ROUTINE BUSINESS**

2. [25056](#) Accepting a Selection Committee's recommendation of The Rifken Group, LTD proposal for the purchase and redevelopment of City-owned properties in the 800 Block of East Washington Avenue and authorizing the execution of a Purchase and Sale Agreement with The Rifken Group, LTD and Irgens Development Partners, LLC for the purchase and redevelopment of these properties.

**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.

**Conditional Use/ Demolition Permits**

3. [25219](#) Consideration of a major alteration to an approved conditional use to allow 8 units in an existing 40-unit senior apartment building at 2801 Dryden Drive to be converted to non-age-restricted units; 12th Ald. Dist.  
To be referred to the March 5, 2012 meeting at the request of the applicant

**Land Division**

4. [25221](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 3371 Meadow Road, Town of Middleton.

**St. Paul's University Catholic Center-Related Requests**

5. [24913](#) Creating Section 28.06(2)(a)3578. 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)3579. 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: General Development Plan and Specific Implementation Plan for St. Paul's University Catholic Center including the construction of a new six-story building with church and student center, and the continuation of the existing uses until construction commences: 8th Aldermanic District; 723 State Street.
6. [25092](#) Consideration of a demolition permit to allow an existing church/ student center to be demolished as part of a Planned Unit Development approval for 723 State Street; 8th Ald. Dist.

### Zoning Text Amendment

7. [25149](#) Creating Section 28.10(4)(c)5.tt. to allow wineries as a permitted use in the M1 District, creating Section 28.10(4)(d)34. to allow distilleries as a conditional use in the M1 District, and amending Section 28.03(2) of the Madison General Ordinances to remove the minimum manufacturing limit on breweries.

### BUSINESS BY MEMBERS

### COMMUNICATIONS

- E-mail from Bob Klebba to Tonya Hamilton-Nisbet dated January 24, 2012

### SECRETARY'S REPORT

#### - Upcoming Matters - February 20, 2012

- 754 E. Washington Avenue & 741 E. Mifflin Street - C3 to PUD-GDP-SIP & Demolition Permit - Demolish former auto dealership building to allow construction of 12-story mixed-use building w/ 30,000 square feet of commercial space and 215 apartment units
- 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive & 857 Jupiter Drive - A, PUD-GDP & PUD-SIP to Amended PUD-GDP and R2T; and Amendments to the Sprecher Neighborhood Development & Comprehensive Plans - General development plan for Grandview Commons Town Center, including plans for 109,000 square feet of future retail/office, a 24,000 square-foot public library, 110 multi-family units and a subdivision plan for 18 single-family lots, 5 town center lots and 1 outlot
- 202-206 N. Brooks Street - Demolition Permit & R5 to PUD-GDP-SIP - Demolish two residences to allow construction of a 5-story, 14-unit apartment building
- 2002-2602 S. Pleasant View Road; 9002 McKee Road; 2501 Woods Road & 8701 Mid Town Road - Temp. A to A - Assign permanent City zoning to University Ridge Golf Course and AJ Noer Turf Facility; no new construction is proposed with this request
- 5844 Thorstrand Road - Conditional Use - Construct addition in excess of 500 square feet to existing residence on lakefront lot
- Zoning text amendment to allow the keeping of honeybees (ID 24275)

#### - Upcoming Matters - March 5, 2012

- 6634 Watts Road - Temp. A to C3 - Assign City zoning to newly attached commercial property with existing building
- 117-129 State Street & 120-124 W. Mifflin Street - Demolition Permit & Conditional Use (Major Alteration in C4 Zoning) - Demolish 5 buildings to allow construction of a new retail/ office building that will include restored building facades along State Street; a 6th State Street building will remain
- 9002 McKee Road - Conditional Use - Construct all-season golf practice facility at University Ridge Golf Course

### ANNOUNCEMENTS

### ADJOURNMENT