



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, June 17, 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 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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE JUNE 3, 2013 MEETING

June 3, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

July 8, 22 and August 5, 26, 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. [30366](#) Vacation/Discontinuance of portions of public alleys as platted by Grandview Commons, being located in part of the Southeast one-quarter (1/4), of the Northwest one-quarter (1/4) and the Southwest one-quarter (1/4), of the Northeast one-quarter (1/4) of Section 11, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (3rd AD)
2. [30381](#) Authorizing the execution of an easement to the County of Dane for public bicycle path purposes across a portion of Dunn's Marsh open space, located at 4899 Crescent Road.
3. [30450](#) Accepting a Selection Committee's recommendation of the Gebhardt Development, LLC proposal for the purchase and redevelopment of City-owned properties located at 802 and 854 East Washington Avenue and authorizing the execution of a Purchase and Sale Agreement with Gebhardt Development, 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.

Zoning Map Amendment

4. [29870](#) SUBSTITUTE Creating Section 28.022 -- 00056 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) District to PD(GDP and SIP) Planned Development (General Development Plan and Specific Implementation Plan) District. Proposed Use: Construct multi-family building complex containing 80 apartment units in 2 buildings; 1st Aldermanic District; 1723 Waldorf Boulevard.

Zoning Text Amendments

5. [30149](#) Amending Section 28.060(2)(a) of the Madison General Ordinances to eliminate requirement that primary entrance face a public street.
6. [30370](#) Amending Section 28.051 of the Madison General Ordinances to allow for greater density in the TR-U2 District.

Certified Survey Map Referral

7. [30331](#) Approving a Certified Survey Map of property owned by the University of Wisconsin Board of Regents located at 130 E. Gilman Street; 2nd Ald. Dist.

Extraterritorial Subdivision

8. [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 July 8, 2013 at the request of the applicant

Conditional Use/ Demolition Permits

9. [29875](#) Consideration of a demolition permit to allow a retail building at 6001 Odana Road to be demolished to accommodate expansion of an auto sales business at 5901 Odana Road; 19th Ald. Dist.
10. [30127](#) Consideration of a conditional use to allow an addition to an existing residence to be constructed creating a structure exceeding 10,000 square feet of floor area as part of the conversion to an adult family home at 402 Rustic Drive; 3rd Ald. Dist.
11. [30128](#) Consideration of a demolition permit and conditional use to allow a former restaurant/ tavern to be demolished and a mixed-use building with 6,700 square feet of commercial space and 61 apartment units to be constructed at 3302 Packers Avenue; 12th Ald. Dist.
12. [30130](#) Consideration of a conditional use to allow construction of an addition to an existing mixed-use building at 101-103 Dempsey Road within 200 feet of Eastmorland Park; 15th Ald. Dist.
13. [30132](#) Consideration of a demolition permit and conditional use to allow an existing single-family residence to be demolished and a new single-family residence to be constructed on a lakefront property at 5328 Lake Mendota Drive; 19th Ald. Dist.
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.
Note: To be referred to July 22, 2013 at the request of the applicant
15. [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 to July 22, 2013 pending a recommendation by the Urban Design Commission

16. [30131](#) Consideration of a conditional use to allow construction of an accessory building with an accessory dwelling unit at 939 E. Dayton Street; 2nd. Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - July 8, 2013

- Zoning Text Amendment - Establish front yard setback standards for buildings smaller than those regulated by Sec. 33.24(4)(f) (ID 30451)
- Zoning Text Amendment - Amend Section 28.031(2)(d) to allow for an exception to the sidewall offset requirement for new single family homes with attached garages (ID 30452)
- 1615 Summit Avenue - Conditional Use - Convert apartment building into single-family residence and bed & breakfast
- 2620 Monroe Street & 665 Knickerbocker Street - Demolition Permit and Conditional Use - Demolish single-family residence and auto repair shop to allow construction of a mixed-use building containing 2,300 square feet of retail and 21 apartments
- 4702-4710 Femrite Drive - Demolition Permit - Demolish two single-family residences to allow future distribution facility expansion
- 313 N. Frances Street - PD-SIP Alteration - Change interior layout of 9 units in previously approved apartment project to have a bedroom with no windows
- 1 Hawks Landing Circle - PD-SIP Alteration - Convert commercial space in existing mixed-use building into 6 additional apartments

- Upcoming Matters - July 22, 2013

- 529-557 State Street, 431-441 N. Frances Street & 432 W. Gilman Street - UMX to DC, Demolition Permit and Conditional Use - Demolish apartment building and mixed-use hotel/ retail building to allow 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
- 9414 Silicon Prairie Parkway - A to TR-U1, Certified Survey Map Referral, and Pioneer Neighborhood Development Plan Amendment - Change Pioneer NDP land use recommendation from Employment and rezone 10 acres of site for future multi-family development and subdivide property into 2 lots by CSM
- 4323 East Towne Boulevard - Conditional Use-Planned Multi-Use Site - Construct restaurant with outdoor eating area at East Towne Mall
- 420 Gammon Place - Demolition Permit and Conditional Use - Demolish restaurant to construct a multi-tenant retail building with vehicle-access service lanes
- 2101 Darwin Road - Conditional Use - Convert former auto repair business into an auto rental facility
- 712 Harrison Street & 1902 Monroe Street - Demolition Permit - Demolish single-family residence to allow construction of an addition to an existing mixed-use building containing 4 new dwelling units and 900 square feet of new retail space

ANNOUNCEMENTS

ADJOURNMENT