



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, March 18, 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

DISCLOSURES AND RECUSALS

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

MINUTES OF THE MARCH 4, 2013 MEETING

March 4, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

April 8, 22 and May 6, 20, 2013

SPECIAL ITEM OF BUSINESS

1. [29435](#) Discussion with staff about the role of neighborhood and special area plans in the development review process and the Plan Commission's standards.

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.

2. [29188](#) Authorizing the selection of a portion of Census Tract 21 as the focus for a concentration neighborhood planning process and the creation of an Ad-Hoc steering committee.

3. [29191](#) SUBSTITUTE Amending Substitute Resolution RES-12-00560, File No. 26897 adopted on 07-24-2012 to establish an Ad Hoc Steering Committee appointed by the Mayor, and confirmed by the Common Council, alter composition and number of members, appoint members to serve on the Ad Hoc steering committee, modify planning study boundaries, and clarify work project of the professional consultant.

4. [29348](#) Authorizing the purchase of properties located at 4141 and 4210 Nakoosa Trail and 4134, 4118 and 4150 Commercial Avenue from Supervalu Stores, Inc. for the relocation of City facilities and an amendment to the 2013 Capital Budget to provide additional funds for the purchase and holding costs.

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

5. [26487](#) SUBSTITUTE Creating Section 28.06(2)(a)3613. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District; creating Section 28.022--00034 of the Madison General Ordinances rezoning property from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3614. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development

Plan (Specific Implementation Plan) District; and creating Section 28.022-00035 of the Madison General Ordinances rezoning property from Amended PD(GDP) Planned Development (General Development Plan) District to Amended PD(SIP) Planned Development Plan (Specific Implementation Plan) District. Proposed Use: Construct 42-unit apartment building and remove an owner-occupancy restriction for an existing 16-unit building; 7th Aldermanic District: 6717-6733 Fairhaven Road.

Conditional Use/ Demolition Permits

6. [29094](#) Consideration of a demolition permit and conditional use to allow an existing single-family residence to be demolished and a new residence to be constructed on a lakefront property at 2704 Waunona Way; 14th Ald. Dist.
7. [29095](#) Consideration of a conditional use to allow a fraternity house to be converted into 12 apartment units and offices for a religious society at 233 Langdon Street; 2nd Ald. Dist.
8. [29096](#) Consideration of a conditional use to allow construction of an addition over 500 square feet to an existing single-family residence and construction of a new accessory building on a lakefront property at 1417 Morrison Street; 6th Ald. Dist.

Zoning Text Amendment

9. [29180](#) Amending Section 28.082 of the Madison General Ordinances to allow various medical facilities as a permitted use in SEC Employment Districts.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

- Update on Business By Members Matters from March 4, 2013 Meeting

- Upcoming Matters - April 8, 2013

- 1419 Monroe Street - Demolition Permit, CC-T to TSS, and Conditional Use - Demolish a restaurant/ tavern to allow construction of a mixed-use building with approximately 7,900 square feet of retail space and 72 apartments
- 203 Bear Claw Way, 9403 Cobalt Street et al - PD-GDP to TR-C3 and Preliminary Plat and Final Plat - Rezone 8 PD-zoned lots to single-family zoning and Woodstone Replat No. 3, replatting 6 two-family and multi-family lots into 36 single-family lots
- 304 W. Washington Avenue & 10-12 N. Henry Street - Demolition Permit and Conditional Use - Demolish an apartment building to allow construction of additions to an office building
- 7960 Raymond Road - Temp. A, TR-C3, SR-C1 & SR-C2 to CN & TR-C3 and Preliminary Plat and Final Plat - Wolfe Addition to Hawks Creek, creating 16 single-family lots and 2 outlots for public open space

- 802 S. Baldwin Street - Conditional Use - Construct addition over 500 square feet to single-family residence on lakefront lot
- 1418 S. Park Street - Conditional Use - Establish food processing facility in an existing building
- 151 Proudfit Street - Demolition Permit - Demolish single-family residence with no proposed alternative use
- 5202-5402 Graham Place, 5402-5502 Fen Oak Court et al - PD-GDP to SE and Preliminary Plat and Final Plat - BioAg Gateway Replat, creating 4 lots for future office/employment uses, 1 outlot for future development, and converting existing private streets to public streets

Zoning Map Correction Ordinances:

- 6303 Millpond Road - A to CC (Provides zoning consistent with other nearby properties)
- 513 Jacobson Avenue & 3533 Furey Avenue - PD-GDP-SIP to TR-C1 (Provides zoning for expired 2004 PUD)
- 5739 Tokay Boulevard - SE to CC-T (Provides zoning consistent with nearby properties)
- 1403 University Avenue & 320 N. Randall Avenue - CI to TSS (Provides zoning for non-UW-owned commercial parcels)
- 1119 Williamson Street - TR-V1 to TSS (Provides zoning for Broom Street Theatre)
- 223 E. Mifflin Street - DR-1 to UOR (Provides zoning for existing commercial building)
- 116 E. Dayton Street - DR-1 to UOR (Provides zoning for existing office building)
- 214 N. Hamilton Street - DR-1 to UOR (Provides zoning for existing office building)
- 122 E. Johnson Street - DR-1 to UOR (Provides zoning for existing office building)
- 151 E. Gorham Street - DR-1 to UOR (Provides zoning for existing office building)
- 414 E. Wilson Street - PD-GDP-SIP to UMX (Provides zoning for expired 2000 PUD)
- 119-125 N. Butler Street & 120-124 N. Hancock Street - PD-GDP-SIP to DR-1 (Provides zoning for expired 2008 PUD)
- 2048-2100 Winnebago St. & 95 Sutherland Court - PD-GDP-SIP to TE (Provides zoning for expired 2011 PUD)

- Upcoming Matters - April 22, 2013

- 110 Glenway Street - Conditional Use - Construct new Water Utility booster station
- 120-142 W. Johnson Street & 129-139 W. Gorham Street - Certified Survey Map Referral - Create 2 lots for Holy Redeemer Church campus (subdivision of landmark site)
- 1902 Tennyson Lane & 3802 Packers Avenue - Demolition Permit and Certified Survey Map Referral - Demolish former industrial buildings to allow three-lot land division for future development
- 2 E. Gilman Street & 666 Wisconsin Avenue - Conditional Use – Planned Multi-Use Site - Construct subterranean connection between existing National Guardian Life parking garage and Edgewater Hotel parking facilities under construction
- 931 E. Main Street - Conditional Use - Expand an existing distillery with tasting room
- 2838 Milwaukee Street - Conditional Use - Establish home occupation for bicycle repair shop
- 514 E. Wilson Street - PD-SIP Alteration - Establish outdoor recreation area for restaurant-tavern

ANNOUNCEMENTS

ADJOURNMENT