



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, April 8, 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 18, 2013 MEETING

March 18, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

April 22 and May 6, 20, 2013

SPECIAL ITEM OF BUSINESS

1. [29647](#) Adopting an updated Plan Commission Rules of Procedure.

Note: A two-thirds vote of the Plan Commission members present is required to approve this item.

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. [29351](#) Accepting a Selection Committee's recommendation of the Gorman & Company, Inc. proposal for the purchase and redevelopment of City-owned properties located at 2504, 2507 and 2340 East Washington Avenue (Union Corners) and authorizing the execution of a Purchase and Sale Agreement with Gorman & Company, Inc. for the purchase and redevelopment of these properties.

To be referred at the request of the Office of Real Estate Services

3. [29476](#) Authorizing the Mayor and City Clerk to execute a lease with Community Action Coalition of South Central Wisconsin, Inc. for a portion of Brittingham Park located at 801 West Washington Avenue for use as community gardens.

4. [29482](#) Vacation/Discontinuance of South Side Way (formerly Raywood Road) from the existing southern right-of-way line of Moorland Road / Raywood Road to the south terminus of said South Side Way (formerly Raywood Road) as dedicated by Certified Survey Maps 668, 1635 and 1698, being located in part of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4), and the Northwest one-quarter (1/4) of the Northeast one-quarter (1/4), and the Northwest one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 31, Town 7 North, Range 10 East, City of Madison (formerly Town of Blooming Grove), Dane County, Wisconsin. (14th AD)

And authorizing the Mayor and City Clerk to execute Release of Right-of-Way Reservation documents administered by Office of Real Estate Services staff, reference Real Estate Project #10058, for various portions of reserved right-of-way for South Side Way per CSM 1635 at the Raywood Road intersection, right-of-way reservation for South Side Way continuation south to E. Clayton Road and Larsen Road and an un-named E-W right-of-way reservation connection to USH 14 / McCoy Road.

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 Amendments & Related Requests

Note: Items 5 and 6 should be considered together

5. [29212](#) Creating Section 28.022 -- 00031 of the Madison General Ordinances rezoning property from CC-T (Commercial Corridor - Transitional) District to TSS (Traditional Shopping Street) District. Proposed Use: Demolish a restaurant/tavern to allow construction of mixed-use building with approximately 7,900 square feet of retail space and 72 apartments; 5th Aldermanic District; 1419 Monroe Street

6. [29224](#) Consideration of a demolition permit and conditional use to allow an existing restaurant/ tavern to be demolished and a mixed-use building containing 7,900 square feet of commercial space and 72 apartments to be constructed at 1419 Monroe Street; 5th Ald. Dist.

Note: Items 7 and 8 should be considered together

7. [29213](#) Creating Section 28.022 -- 00032 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) District to TR-C3 (Traditional Residential - Consistent District 3) District. Proposed Use: 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; 9th Aldermanic District; 203 Bear Claw Way, et al.

8. [29225](#) Approving the preliminary plat and final plat of Woodstone Replat No. 3 generally located at 203 Bear Claw Way and 9403 Cobalt Street; 9th Ald. Dist.

Note: Items 9 and 10 should be referred to the May 6, 2013 meeting to allow the public hearing signs for the rezoning to be posted 21 days prior to the public hearing.

9. [29422](#) Creating Section 28.022 - 00046 of the Madison General Ordinances rezoning property from Temp A (Temporary Agriculture) and SR-C1 (Suburban Residential - Consistent District 1) District to TR-C3 (Traditional Residential - Consistent District 3) District; and creating Section 28.022 - 00047 of the Madison General Ordinances rezoning property from Temp A (Temporary Agriculture), TR-C3 (Traditional Residential - Consistent District 3) and SR-C2 (Suburban Residential - Consistent District 2) District to CN (Conservancy District). 1st Aldermanic District; 7960 Raymond Road

10. [29417](#) Approving the preliminary plat and final plat of Wolfe Addition to Hawks Creek generally located at 7960 Raymond Road; 1st Ald. Dist.

Note: Items 11 and 12 should be referred to the May 6, 2013 meeting to allow the public hearing signs for the rezoning to be posted 21 days prior to the public hearing.

11. [29464](#) Creating Section 28.022 -- 00049 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) District to SE (Suburban Employment) District. Proposed Use: BioAg Gateway Replat, creating 4 lots for future office/employment uses; 1 outlet for future development and converting existing private streets to public streets; 16th Aldermanic District; 5202-5402 Graham Place; 5402-5502 Fen Oak.
12. [29418](#) Approving the preliminary plat and final plat of BioAg Gateway Replat generally located at 5202-5402 Graham Place and 5402-5502 Fen Oak Drive, et al; 16th Ald. Dist.

Zoning Map Corrections

The following zoning map amendment ordinances (Items 13-25) have been requested by Planning and Zoning staff to address various mapping errors that came to light following the adoption of the new zoning map on October 16, 2012. The intent of these map amendment ordinances is to provide the closest and most appropriate zoning districts to allow the existing uses of the affected properties to continue in a manner similar to how they have existed historically. The proposed zoning districts may not resolve bulk or design non-conformities that exist with these properties.

No development proposals coincide with these requests, and any future development proposals for any of these properties will require an applicant to file an application and plans with the Department of Planning and Community and Economic Development for review and approval.

Staff recommends that Items 13-25 be approved on the consent agenda.

13. [29363](#) Creating Section 28.022 -- 00033 of the Madison General Ordinances rezoning property from A (Agricultural) District to CC (Commercial Center) District. 16th Aldermanic District; 6303 Millpond Road.
14. [29365](#) Creating Section 28.022 -- 00034 of the Madison General Ordinances rezoning property from PD (Planned Development) District to TR-C1 (Traditional Residential - Consistent District 1) District to provide zoning under the new Zoning Code for lands included in a now-expired PUD. 15th Aldermanic District; 3533 Furey Avenue and 513 Jacobson Avenue.
15. [29423](#) Creating Section 28.022 -- 00045 of the Madison General Ordinances rezoning property from SE (Suburban Employment) District to CC-T (Commercial Corridor - Transitional) District. 19th Aldermanic District; 5739 Tokay Boulevard.
16. [29424](#) Creating Section 28.022 -- 00044 of the Madison General Ordinances rezoning property from CI (Campus Institutional) District to TSS (Traditional Shopping Street) District.
5th Aldermanic District; 1403 University Avenue and 320 North Randall Avenue.

17. [29425](#) Creating Section 28.022 -- 00043 of the Madison General Ordinances rezoning property from TR-V2 (Traditional Residential - Varied District 2) District to TSS (Traditional Shopping Street) District. 6th Aldermanic District; 1119 Williamson Street.
18. [29426](#) Creating Section 28.022 -- 00042 of the Madison General Ordinances rezoning property from DR1 (Downtown Residential 1) District to UOR (Urban Office Residential) District.
2nd Aldermanic District; 223 East Mifflin Street.
19. [29427](#) Creating Section 28.022 -- 00041 of the Madison General Ordinances rezoning property from DR1 (Downtown Residential 1) District to UOR (Urban Office Residential) District. 2nd Aldermanic District; 116 East Dayton Street.
20. [29428](#) Creating Section 28.022 -- 00040 of the Madison General Ordinances rezoning property from DR1 (Downtown Residential 1) District to UOR (Urban Office Residential) District. 2nd Aldermanic District; 214 N. Hamilton Street.
21. [29429](#) Creating Section 28.022 -- 00039 of the Madison General Ordinances rezoning property from DR1 (Downtown Residential 1) District to UOR (Urban Office Residential) District.
2nd Aldermanic District; 122 East Johnson Street.
22. [29430](#) Creating Section 28.022 -- 00038 of the Madison General Ordinances rezoning property from DR1 (Downtown Residential 1) District to UOR (Urban Office Residential) District.
2nd Aldermanic District; 151 East Gorham Street.
23. [29431](#) Creating Section 28.022 -- 00037 of the Madison General Ordinances rezoning property from PD (Planned Development) District to UMX (Urban Mixed Use) District.
6th Aldermanic District; 414 East Wilson Street.
24. [29433](#) Creating Section 28.022 -- 00036 of the Madison General Ordinances rezoning property from PD (Planned Development) District to DR1 (Downtown Residential 1) District.
2nd Aldermanic District; 119, 121, and 125 North Butler Street; and 120 and 124 North Hancock Street.
25. [29434](#) Creating Section 28.022 -- 00048 of the Madison General Ordinances rezoning property from PD (Planned Development) District to TE (Traditional Employment) District.
6th Aldermanic District; 2048 and 2100 Winnebago Street; 95 Sutherland Court.

Conditional Use/ Demolition Permits

26. [29097](#) Consideration of a demolition permit to allow an apartment building at 10-12 N. Henry Street to be demolished and additions to an office building to be constructed at 304 W. Washington Avenue; 4th Ald. Dist.

27. [29230](#) Consideration of a conditional use to establish a food processing facility in an existing building at 1418 S. Park Street; 13th Ald. Dist.
28. [29231](#) Consideration of a demolition permit to allow an existing single-family residence to be demolished with no proposed alternative use at 151 Proudfit Street; 4th Ald. Dist.
29. [29416](#) Consideration of a conditional use to allow construction of an addition over 500 square feet to an existing single-family residence on a lakefront lot at 802 S. Baldwin Street; 6th Ald. Dist.

Zoning Text Amendments

30. [29531](#) Amending Sections 28.032, 28.061, 28.072, 28.082, 28.091 28.151, 28.206, and 28.211 of the Madison General Ordinances to add Community Event to the Zoning Code.
31. [29532](#) Amending Sections 28.082 and 28.211 of the Madison General Ordinances to allow machinery equipment sales and services to be a permitted land use in the Industrial Limited and Industrial General zoning districts.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

- 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 - Conditional Use – Planned Multi-Use Site - Construct subterranean parking connection
- 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

- Upcoming Matters - May 6, 2013

- 9601 Elderberry Road - A to TR-U1 and Preliminary Plat - Highlands Community, creating 6 lots for future residential development with up to 390 dwelling units, 1 lot for future development, and 2 outlots for stormwater management
- 6602 Dominion Drive - PD-SIP to Amended PD-SIP - Construct addition to Door Creek Church to include two 300-seat worship venues, meeting rooms, and office

- space, and construct additional parking
- 310-402 Cottage Grove Road & 904 Dempsey Road - A to TE, TR-U2 & TR-C3 and Preliminary Plat and Final Plat - Royster Clark Development, creating 53 residential lots, 3 retail/ office lots, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots
- 2635 University Avenue - Demolition Permit - Demolish retail building to allow construction of a medical office building
- 5236 Harbor Court - Demolition Permit - Demolish single-family residence to allow construction of new residence
- 311 Highland Avenue - Demolition Permit - Demolish single-family residence to allow construction of new residence
- 1001 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence to allow construction of new residence on lakefront
- 1314 Parkside Drive - Conditional Use - Construct telecommunications facility

ANNOUNCEMENTS

ADJOURNMENT