



City of Madison

Meeting Agenda - Final

PLAN COMMISSION

City of Madison
Madison, WI 53703
www.cityofmadison.co
m

Monday, September 17, 2007

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.

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. Please do so 48 hours prior to the meeting, so that proper arrangements can be made.

ROLL CALL

MINUTES OF THE August 20, 2007 MEETING

SCHEDULE OF MEETINGS

October 1, 15 and November 5, 19, 2007

UNFINISHED BUSINESS

1. [05532](#) Accepting the Final Report of the East Washington Capitol Gateway Plan Advisory Committee and adopting the East Washington Capitol Gateway Corridor Plan and Urban Design Guidelines as a supplement to the City of Madison Comprehensive Plan, and other City plans to be used to guide future land use and development within the East Washington Capitol Gateway Corridor.
The Plan Commission shall discuss formation of a subcommittee and appoint members to subcommittee to explore differences between the East Washington Plan and the draft Tenney-Lapham Neighborhood Plan, East Rail Corridor Plan, and Yahara River Master Plan.

ROUTINE BUSINESS

2. [07359](#) Authorizing the Issuance of \$44,850,000 General Obligation Promissory Notes, Series 2007-A, of the City of Madison, Wisconsin, Providing the Details Thereof, Establishing Interest Rates Thereon and Levying Taxes Therefor.
3. [07323](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(1) and 10.35, Madison General Ordinances: Changing the existing name of Yesterday Drive to Eagle Summit Court from Owl Creek Drive to the point of intersection with a line between the Northeast corner of Lot 22 and the Southeast corner of Lot 31, Madison Commerce Park. (16th AD)
4. [07351](#) Authorizing the Mayor and the City Clerk to execute a release of the platted public utility easement reserved along the lot line dividing Lots 239 and 240, First Addition to Reston Heights.
5. [07368](#) Authorizing the Mayor and City Clerk to execute a lease with the Perry J. Schappe Revocable Trust, the owner of property located at 819 East Washington Avenue, to accommodate the existing air space encroachment of a building canopy into the East Washington Avenue public right of way.

NEW BUSINESS

6. [07174](#) Authorizing the Mayor and City Clerk to sign an Attachment Agreement between Suter's Speed Shop, Inc., and the City of Madison ("City").
7. [07342](#) Approving the Redevelopment Plan and District Boundary for the WID/MIR Redevelopment District.

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/Subdivisions

8. [06572](#) Creating Section 28.06(2)(a)3271. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Remove 1 House, Demolish 2 Houses and 3 Garages, and Build 4-Story Apartment Building; 2nd Aldermanic District: 119, 123 & 125 North Butler Street and 120 & 124 North Hancock Street.
To be referred to October 1, 2007 at the request of the applicant
9. [07315](#) Creating Section 28.06(2)(a)3291. of the Madison General Ordinances rezoning property from R1 Single-Family Residence District and C Conservancy District to C Conservancy District. Proposed Use: Rezone Lake View Hills Park; 18th Aldermanic District: 1202-1206 Northport Drive.
10. [07227](#) Creating Section 28.06(2)(a)3283. 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: Construct 24-Unit Condominium Building; 3rd Aldermanic District: 810 Jupiter Drive.

11. [07345](#) Creating Section 28.06(2)(a)3286. 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. Proposed Use: Capitol West GDP Amendment for Hyatt Place Hotel; 4th Aldermanic District: 333 West Washington Avenue.
12. [07346](#) Creating Section 28.06(2)(a)3287. of the Madison General Ordinances rezoning property from Temp A Agriculture to Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3288. of the Madison General Ordinances rezoning property from Temp A Agriculture to Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3289. 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: GDP: Future Multi-Family Building; SIP: Construct 8 Single-Family Houses & 10 Duplexes: 1st Aldermanic District; 9401 Midtown Road.
13. [04679](#) Approving a final plat known as "Hawk's Ridge" located at 9401 Mid-Town Road. 1st Ald. Dist.

Conditional Uses/ Demolition Permits

14. [07274](#) Consideration of conditional uses to allow motorcycle and boat sales and a parking reduction at 7149 Manufacturers Drive. 17th Ald. Dist.
15. [07498](#) Consideration of a conditional use to allow a residential use on the first floor of a building in the C1 Limited Commercial District at 4429 Milwaukee Street. 3rd Ald. Dist.
16. [07500](#) Consideration of a conditional use for a wireless communications facility to allow an existing tower to be replaced with a new, larger tower at 1326 South Midvale Boulevard. 10th Ald. Dist.
17. [07501](#) Consideration of alterations to the approved conditional use permits for two daycares located at 3201 and 3209 Tanglewood Drive. 7th Ald. Dist.
18. [07504](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence at 1816 Adams Street. 13th Ald. Dist.
19. [07505](#) Consideration of a demolition permit to allow demolition of a car sales/repair facility and a conditional use for a temporary parking lot at 854 East Washington Avenue. 2nd Ald. Dist.

Zoning Text Amendments

20. [07105](#) Amending Section 28.07(2)(c)17. of the Madison General Ordinances to include county uses and facilities as a conditional use in the Conservancy District.

Land Divisions

21. [07480](#) Approving a revised Certified Survey Map of property owned by Meriter Hospital, Inc.

at 8001 Raymond Road. 7th Ald. Dist.

22. [07479](#) Approving a Certified Survey Map of property owned by Peterscott, LLC at 5314-5318 Loruth Terrace (corner of Whitcomb Drive). 20th Ald. Dist.

Miscellaneous Public Hearing Item

23. [06074](#) Consideration of alterations to an existing planned unit development that includes facade changes and an outdoor eating area for a retail establishment, the addition of a balcony to a residential unit and clarification of the zoning text governing the project, all located at 804 Williamson Street. 6th Ald. Dist.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

- 2008 Plan Commission Schedule

Upcoming Matters - October 1, 2007

- 6733 Fairhaven Road - PUD-GDP & Wetland to Amended PUD-SIP, construct 12-unit townhouse*
- 430 West Dayton Street - R6 to PUD-GDP/PUD-SIP, additional unit in multi-family residential building*
- 4216 Jerome Street - Demolish single-family house and subdivide into five lots*
- 5402 Voges Road - A to M1/Wetlands and demolish single-family home to construct multi-tenant building and offsite parking lot (revised)*
- 4822 Venetian Lane - CSM ETJ, 2 single-family lots in Town of Blooming Grove*
- 6810 Cross Country Road - CSM ETJ, 3 single-family lots in Town of Verona*
- 5306 Raymond Road - CSM referral to Plan Commission, 2 lots (non-standard arrangement)*
- 410 East Wilson Street - Conditional use for outdoor eating area*
- 5646 Lake Mendota Drive - Conditional use for a new detached garage on lakefront lot*
- 2918 Waunona Way - Conditional use for a second floor addition to and existing lakefront residence*

Agenda continues on next page

Upcoming Matters - October 15, 2007

- 116 Langdon Street - R6 to PUD-GDP-SIP/Demo, demolish UW Hillel building and construct new Hillel Center
- 12003 Mineral Point Road - Temp A to R1 & R4/Preliminary Plat - 159 single-family lots, 2 multi-family lots, and 5 outlots
- 34-36 South Fair Oaks Avenue - R4 to C1, rezone nonconforming commercial building
- 719 Jupiter Dr/5801 Halley - PUD-GDP to PUD-SIP, construct senior-oriented assisted living, CBRF, and condos
- 1301 University Avenue - R6/C2 to PUD-GDP/Demo, WID/MIR conceptual plan and permission to demolish existing buildings
- 1513 Lake Point Drive - Conditional use for drive-up window for restaurant
- 925 Lake Court - Demolish single-family home to construct new single-family home
- 3051 East Washington Avenue - Demolish and reconstruct McDonald's with drive-up window (revised plans)

ANNOUNCEMENTS**ADJOURNMENT**