

**Plan Commission action from the February 21, 2011 meeting
to be reported at the February 22, 2011 Common Council meeting:**

Agenda #4 **20963** – Creating Section 28.06(2)(a)3520. 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)3521. 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: Demolish residence and vacant commercial building to allow construction of 46-unit apartment building; 4th Aldermanic District; 416-424 West Mifflin Street.

A motion was made by Kerr, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other. The Plan Commission recommended approval of the proposed planned unit development subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That the final plans, zoning text and lease include a condition prohibiting bicycle and moped parking between the front wall of the building and front property line except in the designated spaces shown on the approved plans;
- That in granting final approval of the planned unit development, the Urban Design Commission give careful consideration to the final backyard landscaping plan, and the design of the stair and elevator protrusion along the front facade of the fourth floor;
- That any changes to the floorplans related to design changes to the stair and elevator protrusion on the fourth floor that causes an increase or decrease in the number of dwelling units or bedrooms in the project be approved administratively without coming back to the Plan Commission.
- An amendment moved by Olson, seconded by Ald. Kerr requesting that the Urban Design Commission also carefully consider expanding the use of brick on the building exterior was added to the main motion by the following vote: AYE- Ald. Cnare, Gruber, Basford, Olson; NAY- Ald. Kerr, Andrzejewski, Heifetz; NON-VOTING: Fey; EXCUSED: Ald. Schumacher, Sundquist.

In recommending approval of the development, the Plan Commission stated that this project did not represent a precedent which could be used to justify other future developments in the W. Mifflin Street area. The Commission also requested that similar language regarding this project not being a precedent also be included in the forthcoming draft Downtown Plan.