



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, December 7, 2015

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 immediately.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntawv ua lwm yam los sis lwm cov kev pab kom siv tau qhov kev pab, kev ua num los sis kev pab cuam no, thov hu rau tus xov tooj hauv qab no tam sim no.

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 NOVEMBER 16, 2015 MEETING

November 16, 2015: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: January 11, 25 and February 8, 22, 2016

Special Meeting/ Working Session: Thursday, December 10, 2015 at 5:00 p.m.; Room LL-110, Madison Municipal Building

ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission as generally required by Section 62.23(2), Wis. Stats. and Section 16.01 of Madison General Ordinances, which require that the Common Council 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 regarding consistency with the City's comprehensive plan before final action is taken. 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. [40541](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company, across a portion of the City Water Utility Operations Center property, located at 110 South Paterson Street.
2. [40677](#) Authorizing the execution of a Release of a Platted Public Utility Easement and the grant of a Declaration of Easement for Public Utility Purposes through a portion of Owl's Creek Subdivision, at 10 Horned Owl Court.
3. [40840](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of NADD 1, LLC to permit a private monument sign within a public sanitary sewer easement at 7202 Mineral Point Road.

PUBLIC HEARING-5:45 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.

Tax Incremental District

4. [40903](#) Approving an Amendment to the Project Plan for Tax Incremental District (TID) #32 (Upper State St), City of Madison.

Neighborhood Plans

Note: The Plan Commission should bring the copies of the draft neighborhood plans provided in September and October to the meeting. Electronic copies of the plans and all of the materials submitted for consideration are attached to the respective legislative file. If a member of the Commission or the public need a copy of the draft plans, they should contact Planning Division staff to make arrangements prior to the the meeting .

5. [39335](#) Adopting the University Hill Farms Neighborhood Plan as a supplement to the City of Madison's Comprehensive Plan.
6. [39906](#) Adopting the Emerson East-Eken Park-Yahara Neighborhood Plan (EEEEPY) as a Supplement to the City of Madison Comprehensive Plan.

Zoning Map Amendments & Related Requests

Note: Items 7-9 are related and should be considered together as one public hearing.

7. [40663](#) Creating Section 28.022 - 000207 and Section 28.022 - 00208 of the Madison General Ordinances to change the zoning of properties located at 820 South Park Street, 905-911 Delaplaine Court, 910-930 Haywood Drive and 825-831 South Brooks Street, 13th Aldermanic District, from TSS (Traditional Shopping Street) District and TR-V1 (Traditional Residential - Varied 1) District to TSS (Traditional Shopping Street) District and TR-C3 (Traditional Residential - Consistent 3) District.
8. [40408](#) Consideration of a demolition permit and conditional use to allow demolition of a commercial building at 820 S. Park Street and demolition or removal/ relocation of 10 residential buildings at 909-911 Delaplaine Court, 910-930 Haywood Drive & 825-831 S. Brooks Street to allow construction of a mixed-use building with 2,000 square feet of commercial space and 103 apartments; Urban Design Dist. 8; 13th Ald. Dist.
9. [40410](#) Approving the preliminary plat of 8Twenty Park on property addressed as 820 S. Park Street, 905-911 Delaplaine Court, 910-930 Haywood Drive and 825-831 S. Brooks Street; 13th Ald. Dist.
10. [40662](#) Creating Section 28.022 -- 00211 of the Madison General Ordinances to change the zoning at property located at 6012 Gemini Drive 3rd Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.
11. [40665](#) Creating Section 28.022 - 00209 and Section 28.022 - 00210 of the Madison General Ordinances to change the zoning of property located at 7933 Tree Lane, 9th Aldermanic District, from CC (Commercial Center) District to PD(GDP-SIP) (Planned Development (General Development Plan-Specific Implementation Plan) District.

Note: Items 12 and 13 are related and should be considered together as one public hearing.

12. [40666](#) Creating Section 28.022-00206 of the Madison General Ordinances to change the zoning of property located at 503 Schewe Road, 9th Aldermanic District, from Temp A (Temporary Agricultural) District to SR-C1 (Suburban Residential - Consistent 1) District.
13. [40392](#) Approving the preliminary plat of The Willows II on property addressed as 503 Schewe Road; 9th Ald. Dist.

Note: Items 14 and 15 are related and should be referred to January 11, 2016 at the request of the applicant and City staff.

14. [40667](#) Creating Section 28.022-00205 of the Madison General Ordinances to change the zoning of property located at 1917 Lake Point Drive, 14th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to TR-U1 (Traditional Residential - Urban 1) District.
15. [40393](#) Consideration of a demolition permit and conditional use to allow a community center to be demolished and 2 townhouse buildings containing 12 total units to be constructed at 1917 Lake Point Drive; 14th Ald. Dist.
16. [40801](#) Amending Section 15.01(575) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 17th Aldermanic District property addressed as 735 Eagle Crest Drive; creating Section 15.02(136) of the Madison General Ordinances entitled "Aldermanic Districts and Wards" to attach the property to Ward 136; amending Section 15.03(17) to add Ward 136 to Aldermanic District 17; and creating Section 28.022 - 00212 to assign the zoning of SR-C2 (Suburban Residential - Consistent District 2) District to said property.

Conditional Use & Demolition Permits

17. [37368](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence exceeding 10,000 gross square feet to be constructed on a lakefront property at 5404 Lake Mendota Drive; 19th Ald. Dist.
18. [40396](#) Consideration of a conditional use alteration to revise the screening for an existing daycare playground located at 1356 MacArthur Road; 17th Ald. Dist.
19. [40405](#) REVISED - Consideration of a demolition permit and conditional use to allow 2 commercial buildings at 1317-1325 Applegate Road to be demolished and an auto sales facility to be constructed at 1317-1325 Applegate Road and 1302-1326 Greenway Cross; 14th Ald. Dist.

Land Division

20. [40173](#) Approving a Certified Survey Map of property owned by the Quisling Clinic Apartment Homes, LLC and Gorman Properties, LLC located at 2 W. Gorham Street; Mansion Hill Historic Dist.; 2nd Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - January 11, 2016

- 841 Jupiter Drive and 818 North Star Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct 54-unit apartment building at 841 Jupiter Drive and amend site plan for adjacent building at 818 North Star Drive
- 427-439 W. Mifflin Street - PD(SIP) to DR-2, Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish 2 two-family dwellings and 1 single-family dwelling to construct 46-unit apartment building, and create 3 residential lots with shared access and parking
- 2230 W. Broadway - Conditional Use - Construct mixed-use building containing 14,000 sq. ft. neighborhood center and 36 apartments in Urban Design Dist. 1
- 1002-1046 E. Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish industrial buildings to construct mixed-use building containing 55,600 sq. ft. of office, 23,300 sq. ft. of commercial space & 198 dwelling units and 3 mixed-use lots
- 3391 Meadow Road - Extraterritorial Preliminary Plat and Final Plat - Aspen Meadows Estates, Town of Middleton, creating 11 single-family lots, 1 outlot for stormwater management, and 1 outlot for future development

- Upcoming Matters - January 25, 2016

- 1101 Feather Edge Drive & 9807-9856 Hawks Nest Drive - Conditional Use Alteration - Construct undeveloped portion of Hawks Woods Condominiums with 21 single-family residences
- 6001-6033 Gemini Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct up to 35,000 square feet of commercial space in 5 buildings on the "B" Block at Grandview Commons Town Center
- 1801 E. Washington Avenue - IL to TE, Demolition Permit and Conditional Use - Demolish building materials supply facility to construct mixed-use building with 20,000 sq. ft. of commercial space and 230 apartments in Urban Design Dist. 8
- 9025 Mid Town Road - Temp. A to SR-C1, Demolition Permit and Conditional Use - Demolish single-family residence to construct daycare facility

ANNOUNCEMENTS**ADJOURNMENT**