



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, June 6, 2011

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

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 May 16, 2011 MEETING

May 16, 2011: <http://legistar.cityofmadison.com/calendar/#current>

SCHEDULE OF MEETINGS

June 20 and July 11, 25, 2011

NEW BUSINESS

1. [22456](#) Accepting the East Wilson Street/Schley Pass/Dewey Court Neighborhood Conservation Study Report dated April 20, 2011

ROUTINE BUSINESS

2. [22385](#) Authorizing the Common Council to accept ownership from Capital City Chapter of Muskies Inc. and the Dane County Environmental Council of an interpretive sign to be located in Vilas Park adjacent to the Wingra Dam, along North Wingra Drive.
3. [22454](#) Accepting a Public Sanitary Sewer Easement from JDM Properties LLC across property located at 640 North Henry St.

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 Text Amendments

4. [22452](#) Amending Secs. 28.08(2)(f)3., 28.08(3)(g)3., and 28.08(4)(f)3. of the Madison General Ordinances to change the rear yard requirement in the R1, R2, and R3 Districts.

Conditional Use/ Demolition Permits

5. [22648](#) Consideration of a demolition permit to allow an existing restaurant to be razed and a multi-tenant retail building to be constructed at 515 South Gammon Road. 19th Ald. Dist.
6. [22649](#) Consideration of a demolition permit and a major alteration to an existing conditional use to allow a fire-damaged water tower to be razed and a new water tower to be constructed at 2829 Prairie Road. 7th Ald. Dist.
7. [22650](#) Consideration of a conditional use to allow automobile sales as part of an auto repair business in M1 Limited Manufacturing District zoning at 2310 Pennsylvania Avenue. 12th Ald. Dist.
8. [22651](#) Reconsideration of a conditional use and demolition permit to allow an existing gas station/convenience store to be demolished and a new gas station convenience store to be constructed at 4624 Monona Drive. 15th Ald. Dist. across from Monona Golf Course

Note: Prior to opening the public hearing, the Plan Commission shall consider a motion

to reconsider its May 2, 2011 action on this project. If the motion to reconsider is approved, the Plan Commission shall open a new public hearing and consider the demolition permit and conditional use again.

9. [20590](#) Continuning jurisdiction review by the Plan Commission of an approved conditional use for an automobile upholstery business at 3863 Clover Lane. 15th Ald. Dist.
- The Plan Commission referred this matter to this meeting at its November 22, 2010 meeting. The Zoning Administrator has requested additional time to work with the property owner to resolve the complaints against this property. As a result, staff recommends that this matter be referred to the June 20, 2011 Plan Commission meeting.

Zoning Map Amendments

10. [22172](#) Creating Section 28.06(2)(a)3533. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3534. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Amend Attic Angels Prairie Point GDP to increase density of 2 multi-family lots along Elderberry Road and approve SIP for 13 townhouse units in 3 buildings. 9th Aldermanic District; 401 North Pleasant View Road.
11. [22175](#) Creating Section 28.06(2)(a)3535. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to C1 Limited Commercial District. Proposed Use: Plan Commission-Sponsored Down-Zoning to Reflect Adopted Plan Recommendations; 12th Aldermanic District: 2146 & 2202 East Johnson Street.
12. [21604](#) Creating Section 28.06(2)(a)3523 of the Madison General Ordinances rezoning property from C Conservancy District to M1 Limited Manufacturing District. Proposed Use: Construct State of Wisconsin Joint Preservation Facility; 18th Aldermanic District; 402 Troy Drive.
- The Plan Commission reviewed this proposed zoning map amendment on April 11, 2011 and recommended its approval to the Common Council subject to the comments and conditions contained in the materials for that meeting. This matter was re-referred to the Commission by the Council for additional consideration at the request of Ald. Anita Weier, 18th District.

Planned Unit Development Alteration

13. [22653](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to allow construction of a previously approved 45-unit condominium building as a 24-unit apartment building and separate 21-unit condominium building at 2607 Monroe Street and 2628 Arbor Drive. 10th Ald. Dist.
- This request should be placed on file without prejudice. It was replaced by a revised request for a major alteration to the approved PUD-GDP-SIP, which will be considered

by the Plan Commission at its June 20, 2011 hearing.

Miscellaneous Items to be Placed on File

14. [15123](#) Creating Section 28.06(2)(a)3442. of the Madison General Ordinances rezoning property from A Agriculture District to RPSM Research Park - Specialized Manufacturing District. Proposed Use: 9 Retail/Office Lots & 1 Outlot, Building Demolition & Site Master Plan; 9th Aldermanic District: 9414 Silicon Prairie Parkway.

15. [15499](#) Approving the preliminary and final plats of Silicon Prairie Community Plat located at 9414 Silicon Prairie Parkway. 9th Ald. Dist.

These applications have been inactive since August 2009 and has been requested to be placed on file without prejudice by the City Attorney. In the event the subject project proceeds in the future, a new zoning map amendment ordinance and plat resolution will be introduced.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

Upcoming Matters - June 20, 2011

- 2607 Monroe Street & 2628 Arbor Drive - PUD-SIP to Amended PUD-GDP-SIP to construct previously approved 45-unit condominium building as a 24-unit apartment building and separate 21-unit condominium building
- 1001 University Avenue - R6 to PUD-GDP-SIP & Demolition permit to relocate a portion of existing church/student center elsewhere on the same parcel and demolish remainder to allow construction of a 90-unit apartment building
- 4716 Verona Road - PUD-SIP to Amended PUD-GDP-SIP to convert vacant grocery store into a storage/warehousing and truck rental facility
- 7122 Timberwood Drive - Conditional use to establish a home occupation with mechanical equipment for a salon
- 2705 East Washington Avenue - Conditional use to construct a McDonald's restaurant with drive-up service window
- 2528 Waunona Way - Conditional use to demolish single-family residence and construct new residence on a lakefront lot
- 1 South Pinckney Street - Conditional use to establish an outdoor eating area for a restaurant
- 222 West Washington Avenue - Conditional use to establish an outdoor eating area for a restaurant
- 729 East Gorham Street - Conditional use to convert building containing lodging house and efficiency apartment into 3-unit apartment building
- 1702 Hoffman Street - Conditional use alteration to construct Protective Services Education Center at Madison College
- 1347 Fish Hatchery Road - Conditional use alteration to consider 3-year time extension for St. Mary's Hospital off-site temporary parking lot
- 1574 West Broadway - Conditional use to construct drive-up service window for bank in existing multi-tenant retail building
- 2639 East Springs Drive - Conditional use to allow outdoor recreation area for a once-weekly motorcycle night event at an existing restaurant

Upcoming Matters - July 5, 2011

- 117 North Charter Street & 115 North Mills Street - Charter Street Heating Plant - Amended PUD-GDP-SIP to modify plans for renovation and expansion of plant west of N. Mills Street and to allow a parking lot to be constructed east of Mills on the site of a future biomass storage/handling facility

ANNOUNCEMENTS

ADJOURNMENT