



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Approved PLAN COMMISSION

*This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

---

Monday, July 9, 2012

5:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 300 (Madison Municipal 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 JUNE 11, 2012 DOWNTOWN PLAN WORKING SESSION

### MINUTES OF THE JUNE 18, 2012 REGULAR MEETING

<http://legistar.cityofmadison.com/calendar/#current>

## SCHEDULE OF MEETINGS

Regular Meetings: July 23, and August 6, 20, 2012; All three meetings will be held in Room 260, Madison Municipal Building

Special Meetings and Working Sessions on Zoning Code: (Tentative Dates): August 13 (Room 260, Madison Municipal Building); August 14 (Room LL110 Municipal Building); and August 30, 2012 (Room 300 Madison Municipal Building).

## ROUTINE BUSINESS

1. [26822](#) Authorizing the execution of an Underground Gas Line Easement to Madison Gas and Electric Company across a portion of Brittingham Park, located at 622 North Shore Drive.
2. [26875](#) Authorizing an Amendment to an Encroachment Agreement that accepted ownership from the Carpenter-Ridgeway Neighborhood Association of two "Little Libraries" located within the Lexington Avenue right-of-way and the Starkweather Creek bike path corridor, as well as a neighborhood entrance sign located within the Burke Avenue right of way.

## NEW BUSINESS

3. [26981](#) Plan Commission communication to the Landmarks Commission regarding the proposed designation of residences at 627 and 633 E. Gorham Street as local landmarks.

## 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/Subdivision

4. [26309](#) Creating Section 28.06(2)(a)3610. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to R2 (Single-Family Residence) District and creating Section 28.06(2)(a)3611. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to R4 (General Residence) District and creating Section 28.06(2)(a)3612. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to R5 (General Residence) District.  
Proposed Use: 44 Single-Family Lots, 4 Multi-Family Lots and 1 Outlot. 1st Aldermanic District; 901, 951 & 1001 Sugar Maple Lane.
5. [26512](#) Approving the preliminary plat of Soaring Hawk located at 901-1001 Sugar Maple Lane; 1st Ald. Dist.

Note: On June 4, 2012, the Plan Commission referred the zoning map amendment and preliminary plat of Soaring Hawk to this meeting to allow the applicant to revise the plat to reflect the design modifications and concerns discussed during the public hearing and in the staff report. At the June 4 meeting, the applicant indicated support for a referral. However, on June 7, City staff solicited potential meeting dates and times from the applicant's surveyor/ agent so that a meeting could be set to discuss the subdivision with Planning and City Engineering staff. The applicant and surveyor has not responded to the meeting request at this time.

Planning staff recommends that items 4 & 5 be referred indefinitely to allow the needed revisions to the plat to be explored. In the alternative, staff recommends that both requests be placed on file without prejudice.

6. [26486](#) Creating Section 28.06(2)(a)3615 of the Madison General Ordinances rezoning property from C3 Highway Commercial District to M1 Limited Manufacturing District. Proposed Use: Construction of mini-storage warehouses; 12th Aldermanic District; 1321-1331 Everett Street.  
To be referred to the August 20, 2012 pending a recommendation by the Urban Design Commission
7. [26487](#) Creating Section 28.06(2)(a)3613. 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, and creating Section 28.06(2)(a)3614. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Construct 51-unit apartment building; 7th Aldermanic District; 6717-6733 Fairhaven Road.  
To be referred to the July 23, 2012 pending a recommendation by the Urban Design Commission

### **Zoning Text Amendments**

8. [26628](#) Amending Section 28.07(6)(e) of the Madison General Ordinances to allow additional bulk requirements in the Downtown Design Zones.
9. [26657](#) Creating Subchapter 28E, Downtown and Urban Districts of Chapter 28 of the Madison General Ordinances to update the City's ordinances pertaining to zoning and planning.  
To be referred to the August 6, 2012 Plan Commission meeting; the materials for this text amendment will be provided to the Commission prior to that meeting.

### **Conditional Use/ Demolition Permits**

10. [26930](#) Consideration of a demolition permit and conditional use to allow an existing single-family residence to be demolished and new residence to be constructed on a lakefront lot at 5430 Lake Mendota Drive; 19th Ald. Dist.

11. [26932](#) Consideration of a demolition permit and conditional use to allow a vacant commercial building to be demolished and a new credit union with drive-up service windows to be constructed at 1422 Northport Drive; 18th Ald. Dist.
12. [26933](#) Consideration of a demolition permit to allow former automobile dealership buildings at 802-854 E. Washington Avenue to be demolished to facilitate redevelopment by others; 2nd Ald. Dist.
13. [26934](#) Consideration of a demolition permit to allow former automobile dealership buildings at 801-819 E. Washington Avenue to be demolished to facilitate redevelopment by others; 6th Ald. Dist.

## **BUSINESS BY MEMBERS**

## **COMMUNICATIONS**

## **SECRETARY'S REPORT**

### **- Upcoming Matters - July 23, 2012**

- 1201-1211 Mound Street - R4 to PUD-GDP-SIP and Certified Survey Map - Subdivide 2 properties each containing a two-family residence into 4 lots to allow construction of 2 new two-family residences
- 541-553 W. Doty Street & 211 S. Bedford Street - Demolition Permit and R6 to PUD-GDP-SIP - Demolish 5 residences and 1 commercial building to allow construction of a 58-unit apartment building
- 3822-3902 Evan Acres Road - Temp. A to C2 & Conditional Use - Construct accessory off-site parking lot for Ho-Chunk Gaming Madison
- 3077 E. Washington Avenue - Demolition Permit - Demolish vacant restaurant with no proposed alternative use
- 2101-2115 East Springs Drive - Conditional Use (Planned Commercial Site) - Construct large-format furniture store with 2 pad sites for future commercial buildings.
- 117-129 State Street & 120-124 W. Mifflin Street - Demolition Permit & Conditional Use (Major Alteration in C4 Zoning) - Demolish 3 buildings to allow construction of a new retail/ office complex that includes the preservation and renovation of 3 existing buildings

### **- Upcoming Matters - August 6, 2012**

- 502 S. Park Street & 917-925 Drake Street - Demolition Permit and R3 & C2 to PUD-GDP-SIP - Demolish auto body shop and three residences to allow construction of mixed-use building containing 4,300 square feet of first floor commercial space and 62 apartments
- 1108 Moorland Road - Conditional Use Alteration-Planned Residential Development - Renovate existing apartment complex, construct new clubhouse and multi-space garages
- 1445 Regent Street - Conditional Use - Establish non-accessory event area (beer garden) for events at Camp Randall Stadium
- 911 Midland Street - Demolition Permit - Demolish single-family residence with no proposed alternative use

**ANNOUNCEMENTS**

**ADJOURNMENT**