



City of Madison

City of Madison
Madison, WI 53703
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.

Monday, December 16, 2013

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.

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 DECEMBER 2, 2013 MEETING

December 2, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: January 13, 27 and February 10, 24, 2014

The Plan Commission should also bring their calendars to discuss dates for special meetings regarding the first year of the new Zoning Code and an orientation session for members on the new code.

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 Amendment & Related Request

Note: Items 1 and 2 should be referred to January 13, 2014 at the request of the applicant

1. [32101](#) Creating Section 28.022 -- 00090 of the Madison General Ordinances to change the zoning of properties located at 17-25 N. Webster Street and 201 E. Mifflin Street, 2nd Aldermanic District, from DR-1 (Downtown Residential 1) District to UMX (Urban Mixed Use) District to allow 2 two-family residences, a four-unit apartment building and a five-unit apartment building to be demolished and a 58-unit apartment building to be constructed.
2. [31935](#) Consideration of a demolition permit and conditional use to allow 4 residential structures to be demolished and a 58-unit apartment building to be constructed at 17-25 N. Webster Street and 201 E. Mifflin Street; 2nd Ald. Dist.

Zoning Text Amendments

3. [32294](#) Amending Sections 28.142(9) and (11), Section 28.151 and Section 28.211 of the Madison General Ordinances to create a definition for "screening fence" and "screening hedge" and amend related rules.
4. [32295](#) Amending 28.097(4) of the Madison General Ordinances to create an exception for the maximum height rule in Campus-Institutional (CI) districts.
5. [32296](#) Amending Section 28.084(3) of the Madison General Ordinances to reduce the usable open space in the Traditional Employment (TE) district from 160 sq. ft./unit to 20 sq. ft./ bedroom.
6. [32299](#) Amending Sections 28.032, 28.061, 28.072, 28.082, 28.091, and 28.151 of the Madison General Ordinances to amend zoning regulations for Family Day Care Homes.

Subdivisions

7. [32130](#) Approving the preliminary plat of Ripp Addition to Linden Park on property located at 8839-8947 Ancient Oak Lane; 1st Ald. Dist.

8. [32131](#) Approving the preliminary plat and final plat of Royster Corners generally located at 310-402 Cottage Grove Road and 904 Dempsey Road; 15th Ald. Dist.

Conditional Use & Demolition Permits

9. [31936](#) Consideration of a conditional use to allow a restaurant and a restaurant with a vehicle access sales and service window to be constructed in a parking lot at West Towne Mall, 7401 Mineral Point Road; 9th Ald. Dist.
10. [32125](#) Consideration of a conditional use to renovate an existing lodging house at 644 N. Frances Street; 8th Ald. Dist.
11. [32132](#) Consideration of an alteration to an approved conditional use to consider design modifications for a mixed-use building at 3302 Packers Avenue. 12th Ald. Dist.
12. [32434](#) Consideration of a conditional use to allow construction of a mixed-use building containing 9,900 square feet of commercial space and 22 apartments on Lot 2 of the approved Royster Clark plat and generally located at 310-402 Cottage Grove Road and 904 Dempsey Road; 15th Ald. Dist.
13. [32435](#) Consideration of a conditional use to allow construction of an 80-unit apartment building on Lot 3 of the approved Royster Clark plat and generally located at 310-402 Cottage Grove Road and 904 Dempsey Road; 15th Ald. Dist.
14. [32436](#) Consideration of a conditional use to allow construction of an 71-unit apartment building on Lot 5 of the approved Royster Clark plat and generally located at 310-402 Cottage Grove Road and 904 Dempsey Road; 15th Ald. Dist.

Extraterritorial Land Division

15. [32127](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating four lots at 4934 Felland Road, Town of Burke.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - January 13, 2014

- 901-1001 Sugar Maple Lane - A to TR-C3 & TR-U1, Demolition Permit and Preliminary Plat - Demolish 3 single-family residences for the plat of Sugar Maple , creating 44 single-family lots, 2 lots for future multi-family development and 2 outlots for public stormwater management (note revised rezoning request)
- 149 E. Wilson Street - UMX to DC, Demolition Permit and Conditional Use - Demolish

office building to allow construction of mixed-use building with 9,100 square feet of commercial space and 127 apartments

- 901-945 E. Washington Avenue & 902-946 E. Main Street - Demolition Permit - Demolish 3 buildings and a portion of a fourth to construct an addition to an existing five-story building and surface parking
- 9414 Silicon Prairie Pkwy. - Conditional Use and Revised Certified Survey Map - Construct residential building complex containing 286 apartment units in 8 buildings and create 3 lots for multi-family development and 1 outlot for future development
- 409 E. Washington Avenue - UMX to DR-1 - Convert existing commercial building to single-family residence
- 1902 Tennyson Lane - SR-C1 to SR-V2 - Provide zoning for the future development of 72 apartment units in 2 buildings and 24 single-family lots
- 5851 Gemini Drive and 841 Jupiter Drive - PD-GDP to Amended PD-GDP-SIP - Construct mixed-use building w/ 2,000-15,000 sq. ft. of commercial space and 82 apartments, and approve general development plan for adjacent future 38-unit apartment bldg.
- 2502 Jeffy Trail - Conditional Use Alteration - Amend Residential Building Complex to reduce density and revise building types
- 1206 Northport Drive - Demolition Permit - Demolish dormitory to create additional open space at Lake View Hill Park
- 1717 Kendall Avenue - Conditional Use - Construct accessory building exceeding 576 square feet in the TR-C2 zoning district
- 1210 Vilas Avenue - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot
- 580 Toepfer Avenue - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 800 Langdon Street - Conditional Use Alteration - Conduct second phase of renovations to Memorial Union and construct Alumni Park
- 627 N. Lake Street - Conditional Use Alteration - Construct 3-story addition to existing fraternity/ lodging house on lakefront property
- 2510 W. Beltline Highway and 2714 W. Badger Road - Extraterritorial Certified Survey Map - Create 3 lots in the Town of Madison

- Upcoming Matters - January 27, 2014

- 7102 Discovery Lane - Amended PD-GDP - Amend general development plan to allow future construction of 8 townhouse units in 2 buildings on site of existing pool
- 5708 Odana Road - Demolition Permit - Demolish commercial building and construct auto repair and preparation facility
- 2029-2037 S. Park Street and 2032 Taft Street - TR-C4 to TR-V2, Demolition Permit and Conditional Use - Demolish 3 single-family residences to allow construction of a residential building complex containing 11 townhouse units in 2 buildings in Urban Design Dist. 7
- 80 White Oaks Lane - A to SR-C1 and Preliminary Plat - White Oak Ridge, creating 8 single-family lots and 1 outlot for private open space
- 5899-5901 Milwaukee Street - A to TR-P and TR-U1 and Preliminary and Final Plat - North Addition to Grandview Commons, creating 190 single-family lots, 8 lots for four-unit residences, 12 lots for two-family-twin residences, 2 lots for 200 future multi-family units and 11 outlots for public park & stormwater management and private open space.
- 3419-3437 Vilas Road - Extraterritorial Certified Survey Map - Create 2 lots and 1 outlot in the Town of Cottage Grove
- 4701 Lien Road - Conditional Use - Construct wireless communications tower
- 1908-1910 Dondee Road - Conditional Use - Construct two-family-twin residence
- 1914-1916 Dondee Road - Conditional Use - Construct two-family-twin residence
- 1920-1922 Dondee Road - Conditional Use - Construct two-family-twin residence

- 16. [32321](#) Reminder that all members of City of Madison committees, commissions, or boards must file a Statement of Interests form with the City Clerk's Office by January 7, 2014.

ANNOUNCEMENTS

ADJOURNMENT