



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, December 17, 2012

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

DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

MINUTES OF THE DECEMBER 3, 2012 MEETING

December 3, 2012: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

January 14, 28 and February 4, 18, 2013

ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission as required by Section 16.01 of Madison General Ordinances, which generally state that the Common Council shall 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 before final action is taken thereon by the Council. 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. [28541](#) Vacation/Discontinuance of a portion of Elderberry Road in both the Northwest and Southeast quadrants of the current N. Pleasant View Rd intersection, being located in part of the Northwest one-quarter (1/4) of the Southwest one-quarter (1/4) of Section 22, and part of the Northeast one-quarter (1/4) of the Southwest one-quarter (1/4) of Section 22, Town 07 North, Range 08 East, City of Madison (formerly Township of Middleton), Dane County, Wisconsin, and

Authorizing the Mayor and City Clerk to accept dedication of land area from the University of Wisconsin Regents equal to the land area vacated by the City for the relocation of Elderberry Road, and

Authorizing the Mayor and City Clerk to accept dedication of land area owned from Attic Angel Prairie Point Inc. for the relocation of Elderberry Road. (9th AD)

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.

Conditional Use/ Demolition Permits

2. [28586](#) Consideration of a demolition permit and conditional use to allow a retail building to be demolished and a new multi-tenant retail building to be constructed with a drive-up service window at 5225 University Avenue; 19th Ald. Dist.
3. [28587](#) Consideration of a demolition permit and conditional use to allow a restaurant to be demolished and a new multi-tenant retail building to be constructed with a drive-up service window at 1401 Emil Street; 14th Ald. Dist.

To be referred to January 14, 2013 at the request of the applicant
4. [28588](#) Consideration of a demolition permit to allow an existing fire-damaged single-family residence to be demolished and a new residence to be constructed at 413 S. Midvale Boulevard; 11th Ald. Dist.
5. [28589](#) Consideration of a major alteration to an existing conditional use planned commercial site to allow construction of a building at 1127 N. Sherman Avenue in Northgate Shopping Center; 12th Ald. Dist.

Planned Unit Development Alteration

6. [28471](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to amend the zoning text to increase the occupancy of units in an existing apartment building at 1329 W. Dayton Street; 8th Ald. Dist.

Zoning Text Amendment

7. [28424](#) Amending Chapter 28 of the Madison General Ordinances to correct various errors in the recently adopted Zoning Code.

Zoning Map Amendments & Related Requests

Note: Items 8 and 9 should be considered together

8. [28120](#) Creating Section 28.06(2)(a)3637. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00006 of the Madison General Ordinances rezoning property from C2 General Commercial District to PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3638. rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022-00007 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish two residences to allow construction of a mixed-use building containing 2,000 square feet of first floor of retail space and 42 apartments; 4th Aldermanic District: 313-315 North Frances Street.
9. [28462](#) Consideration of a demolition permit to allow 2 residences to be demolished as part of a Planned Unit Development rezoning at 313-315 N. Frances Street; 4th Ald. Dist.

Note: Items 10 and 11 should be considered together

10. [28121](#) Creating Section 28.06(2)(a)3639. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00008 of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3640. rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022--00009 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP)

Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish vacant bakery and single-family residence to allow construction of a mixed-use building containing 6,500 sq. ft. of first floor retail space and 40 apartments; 13th Aldermanic District: 448 South Park Street and 914 Drake Street.

11. [28465](#) Consideration of a demolition permit to allow a single-family residence and vacant bakery to be demolished as part of a Planned Unit Development rezoning at 448 S. Park Street and 914 Drake Street; 13th Ald. Dist.
Note: Items 12 and 13 should be considered together
12. [28378](#) Creating Section 28.06(2)(a)3645. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to RDC (Research and Development Center) District; in the Zoning Code effective January 2, 2013, create Section 28.022-00014 of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to EC (Employment Campus) District creating Section 28.06(2)(a)3646. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to C (Conservancy) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022-00015 rezoning property from Temp A(Agriculture) District to CN (Conservancy) District.
Proposed Use: 14 lots for research park/office development and 4 outlots for private open space and stormwater management. 1st Aldermanic District; 1004-1504 South Pleasant View Road.
13. [28591](#) Approving the preliminary plat and final plat of University Research Park-Pioneer Addition generally located at 1004-1504 S. Pleasant View Road; 1st Ald. Dist.
14. [28382](#) Creating Section 28.06(2)(a)3641. 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; creating Section 28.022-00010 of the Madison General Ordinances rezoning property from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD(GDP) Planned Development (Specific Implementation Plan) District and creating Section 28.06(2)(a)3642. 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; and creating 28.022-00011 of the Madison General Ordinances rezoning property from Amended PD(GDP) Planned Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Construct previously approved 21-unit condominium building as a 36-unit apartment building following demolition of 3 residences (approved for demolition in 2007). 13th Aldermanic District; 2628 Arbor Drive.

Note: Items 15 and 16 should be referred to January 14, 2013 pending a recommendation on the proposed planned unit development by the Urban Design Commission.

15. [28414](#) Creating Section 28.06(2)(a)3643. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022-00012 of the Madison General Ordinances rezoning property from DR2 Downtown Residential 2 District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.06(2)(a)3644. 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; and in the Zoning Code effective January 2, 2013, creating Section 00013 rezoning property from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) to Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish 3 apartment buildings at 619-625 N. Henry Street and 145 Iota Court to construct 84-unit apartment building; renovate apartment buildings at 140 Iota Court and 150 Langdon Street. 2nd Aldermanic District; 619-625 N. Henry Street; 140 and 145 Iota Court; and 150 Langdon Street.
16. [28592](#) Consideration of a demolition permit to allow 3 apartment buildings located at 619-625 N. Henry Street and 145 Iota Court to be demolished as part of a proposed Planned Unit Development rezoning of 619-625 N. Henry Street, 140 and 145 Iota Court, and 148-150 Langdon Street; 2nd Ald. Dist.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

- Upcoming Matters - January 14, 2013

- 5302 Tancho Drive - PUD-GDP to Amended PUD(PD)-GDP-SIP - Construct apartment complex with 263 units
- 1033 High Street - PUD-GDP to Amended PUD(PD)-GDP-SIP - Construct 67-unit apartment building
- 1360 MacArthur Road - Conditional Use - Construct 36-unit apartment building and daycare in C2 zoning

- Upcoming Matters - January 28, 2013

- 210 Langdon Street - Demolition Permit and R6 to PUD(PD)-GDP-SIP - Demolish existing fraternity house and construct new fraternity house with 33 bedrooms
- 5709 Milwaukee Street - A & PUD-SIP to Amended PUD(PD)-GDP-SIP - Amend and expand PUD for existing quarry facilities
- 302 Samuel Drive & 8552 Elderberry Road - PUD-GDP to Amended PUD(PD)-GDP - Amend the general development plan for Attic Angels–Prairie Point to increase the permitted density and future building heights for two multi-family building sites
- 4902-4908 Hammersley Road - Demolition Permit and R1 & C2 to C2(SE) - Demolish

single-family residence to allow construction of an addition to office building
- 4817 Hammersley Road - Demolition Permit and Conditional Use - Demolish
single-family residence to allow construction of an accessory parking lot
- 1901-1909 Freeport Road - Demolition Permit - Demolish storage buildings to allow
construction of mini-storage warehouses
- 413-429 S. Yellowstone Drive - Conditional Use Alteration - Construct addition to
existing community-based assisted living residential facility

ANNOUNCEMENTS

ADJOURNMENT