



Department of Planning & Community & Economic Development
Planning Division

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TO: Mayor David J. Cieslewicz
Madison Common Council

FROM: Bradley J. Murphy, Planning Division Director

DATE: February 26, 2008

SUBJECT: Plan Commission Recommendation on Legistar I.D. 05466, a Planned Unit Development for Multi-Family Residential Apartment Development at 733 County Trunk Highway M

At the Plan Commission meeting of February 25, 2008 the Plan Commission recommended rejection of the Planned Unit Development for 66 apartment units at 733 County Trunk Highway M. The draft minutes from the meeting are attached.

During the discussion, Plan Commission members questioned the timing of potential improvements to County Trunk Highway M adjacent to the subject property. In response to these questions I mistakenly indicated that I thought the improvement of this segment was scheduled beyond the timeline of the Transportation Improvement Program. In reviewing the Transportation Planning Board's 2008-2012 Transportation Improvement Program and the City's Capital Improvement Program the improvement of this section of County Trunk Highway M from 300-feet north of Valley View Road north to Watts Road is scheduled for reconstruction and widening as a four lane divided roadway with bike lanes in 2010. This project will need to be coordinated with Dane County and included in the City's 2010 Capital Budget (see attachment).

While the access and traffic safety issue was not the only concern expressed in relationship to this project and not the only reasons for rejection, given that this was a point of discussion at the Plan Commission meeting, the Common Council should consider this additional information in making its decision on this matter.

c: Mr. Kenton Peters
Mr. Michael Christopher
Mark A. Olinger, Director, Department of Planning & Community & Economic Development
Larry D. Nelson, City Engineer
Madison Plan Commission
Tim Parks
Michael Waidelich

SPECIAL ITEM OF BUSINESS

- 1. 09248 Discussion with the Cunningham Group regarding the Zoning Code rewrite.

The Plan Commission held an informational discussion with the consultant team for the Zoning Code rewrite. The discussion included an overview of the goals and objectives of the rewrite process and the timeline for execution. Members of the consultant team in attendance were Mike Lamb and Suzanne Rhees with Cunningham Group Architecture, Mark White, White & Stone, LLC and Peter Musty, Keane Musty.

PUBLIC HEARING-6:00 p.m.

Zoning Map Amendments



- 2. 05466 Creating Section 28.06(2)(a)3243. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Multi-Family Residential Apartment Development; 9th Aldermanic District: 733 County Hwy M.

In recommending denial of this project, members of the Plan Commission stated that they did not believe that the project met the standards of approval for planned unit developments, noting that the density of the proposed development was unacceptable given the existing "acute" traffic conditions on County Trunk Highway M, which members believed could hinder development of a functional project. The Commission indicated that CTH M needed to be improved to arterial standards and a neighborhood plan prepared for the area that also addressed the transportation and access needs of the subject site and nearby properties, including the provision of pedestrian facilities, before a project of the density proposed by the applicant could be approved. Members also expressed concern about the amount of open space being provided given the density proposed.

A motion was made by Bowser, seconded by Boll, to RECOMMEND TO COUNCIL TO DENY - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Excused: 1 -

Beth A. Whitaker

Ayes: 6 -

Lauren Cnare; Julia S. Kerr; Judy K. Olson; James C. Boll; Judy Bowser and Michael A. Basford

Noes: 2 -

Michael G. Heifetz and Tim Gruber

Non Voting: 1 -

Nan Fey

- 3. 08817 Creating Section 28.06(2)(a)3335. 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. Proposed Use: WID/MIR Specific Implementation Plan; 8th Aldermanic District: 1301 University Avenue (The block bounded by Campus Drive, University Avenue, N. Randall Avenue and

From City's Capital Improvements Program

CTH M (Mid Town Rd Area) Project No. 15 Acct. No. 0
GO \$ 0 Limits - 2500 ft north of CTH PD to 1000 ft south of Valley View Road
Other 0 Construction Year - 2014
\$ 0 Funding - Federal, Dane County, City of Madison

Description - The CTH M corridor continues to be one of the area's most congested roadways outside of the STH system. The proposed plan is to address the needs of the corridor through a comprehensive corridor plan. The corridor plan will consider all modes of transportation including vehicular, transit, bikes and pedestrians. The corridor planning process involves the City of Madison, the City of Verona, the Town of Verona and Dane County. The proposed project, which is still being developed, is to construct a 4 lane divided roadway with bike lanes and an urban cross section. A parallel bike path is envisioned along with locations for transit stops. Intersections within the corridor are critical to the function and overall safety of the users and these intersections are being studied. Alternatives being considered include traffic signals and roundabouts.

CTH M (Valley View Rd Area) Project No. 16 Acct. No. 810543
GO \$ 950,000 Limits - 1000 ft south of Valley View Road to 300 ft north of Valley View Road
Other 0 Construction Year - 2009
\$ 950,000 Funding - Federal, City of Madison

Description - The CTH M corridor continues to be one of the area's most congested roadways outside of the STH system. The proposed plan is to address the needs of the corridor through a comprehensive corridor plan. The corridor plan will consider all modes of transportation including vehicular, transit, bikes and pedestrians. The corridor planning process involves the City of Madison, the City of Verona, the Town of Verona and Dane County. The proposed project, which is still being developed, is to construct a 4 lane divided roadway with bike lanes and an urban cross section. A parallel bike path is envisioned along with locations for transit stops. Intersections within the corridor are critical to the function and overall safety of the users and these intersections are being studied. Alternatives being considered include traffic signals and roundabouts.



CTH M Project No. 17 Acct. No. 810543
GO \$ 0 Limits - 300 ft north of Valley View Road to Watts Road
Other 0 Construction Year - 2010
\$ 0 Funding - City of Madison

Description - The CTH M corridor continues to be one of the area's most congested roadways outside of the STH system. The proposed plan is to address the needs of the corridor through a comprehensive corridor plan. The corridor plan will consider all modes of transportation including vehicular, transit, bikes and pedestrians. The corridor planning process involves the City of Madison, the City of Verona, the Town of Verona and Dane County. The proposed project, which is still being developed, is to construct a 4 lane divided roadway with bike lanes and an urban cross section. General Obligation debt contains \$345,000 of reauthorized funding.

		CTH M (CTH S Intersection)	Project No. 18	Acct. No. 810543
GO	\$	100,000	Limits - Watts Road to the Beltline Highway	
Other		<u>0</u>	Construction Year - 2011 / 2012	
	\$	<u>100,000</u>	Funding - Federal, City of Madison	

Description - The proposed project is to reconstruct the intersection of CTH S and CTH M to meet the present traffic needs and future projected traffic volume. The intent is to design a project that accommodates all modes of transportation including pedestrians and bikes. One option that is being studied is a traditional at grade intersection with turn lanes to meet the needed capacity. A second option involves a grade separated intersection where both CTH S and CTH M continue to function as urban arterial streets and the single intersection is replaced with two smaller intersections.

		Eastwood Drive	Project No. 19	Acct. No. 0
GO	\$	0	Limits - Winnebago St to Atwood Ave	
Other		<u>0</u>	Construction Year - 2010	
	\$	<u>0</u>	Funding - City	

Description - This is a pavement maintenance project and it is anticipated that this project will replace the existing concrete pavement.

		Fair Oaks Ave	Project No. 20	Acct. No. 0
GO	\$	0	Limits - Milwaukee St to the WSOR RR	
Other		<u>0</u>	Construction Year - 2010	
	\$	<u>0</u>	Funding - City, Town of Blooming Grove (Other funding from Special Assessments and Town)	

Description - This project will reconstruct the existing roadway which is in poor condition.

		Femrite Drive Phase 2	Project No. 21	Acct. No. 810571
GO	\$	0	Limits - Marsh Rd to Interstate 39/90	
Other		<u>212,000</u>	Construction Year - 2008	
	\$	<u>212,000</u>	Funding - City (Other funding is from TID 24 and Special Assessments)	

Description - This project will reconstruct the existing two lane roadway. The proposed project will construct a 4 lane undivided roadway with bike lanes and sidewalks.

		Gilman Street	Project No. 22	Acct. No. 810571
GO	\$	0	Limits - University Ave to State St	
Other		<u>370,000</u>	Construction Year - 2008	
	\$	<u>370,000</u>	Funding - City (Other funding from TID 32 and Special Assessments)	

Description - This project will partially reconstruct Gilman Street and convert the existing one way street into a two way street.

		Hanson Road	Project No. 23	Acct. No. 810358
GO	\$	240,000	Limits - USH 51 to Portage Road	
Other		<u>0</u>	Construction Year - 2008	
	\$	<u>240,000</u>	Funding - City	

Description - This project will resurface the existing roadway.