



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, April 9, 2012

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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**\*\*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 MARCH 19, 2012 MEETING

March 19, 2012: <http://legistar.cityofmadison.com/calendar/#current>

### SCHEDULE OF MEETINGS

Regular Meetings: April 23 and May 7, 21, 2012

Special Meetings and Working Sessions: Wednesday, April 11; Wednesday, April 25, and; Thursday, April 26, 2012

**ROUTINE BUSINESS**

1. [25664](#) Authorizing the acquisition of 3699, 3701, 3703, 3707, 3711, 3713, 3717 and 3723 County Highway M Road for the South Junction Road/CTH M reconstruction project.
2. [25665](#) Determining a Public Purpose and Necessity and adopting a City of Madison Relocation Order for Mineral Point Road / CTH S & South Junction Road / CTH M- South Junction Road, City of Madison, Dane County, Wisconsin for the acquisition of Plat of Land Interests required.

**UNFINISHED BUSINESS**

3. [25616](#) Consideration of a request by the applicant to revise the conditions of a conditional use approval for a new gas station, car wash, and convenience store with restaurant tenant space to be constructed at 1101 N. Sherman Avenue; 12th Ald. Dist.

**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.

**Tax Incremental Finance District**

4. [25641](#) Approving the First Amendment of Tax Incremental District (TID) #36 (Capitol Gateway), City of Madison, and approving a Project Plan and Boundary for said amended TID.

**Zoning Map Amendments & Related Requests**

Note: Items 5 & 6 should be considered together

5. [25021](#) Creating Section 28.06(2)(a)3582. of the Madison General Ordinances rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3583. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Construct a 5-story, 14-unit apartment building; 8th Aldermanic District; 202-206 North Brooks Street.
6. [25172](#) Consideration of a demolition permit to allow two existing residences to be demolished as part of a proposed Planned Unit Development rezoning for 202-206 North Brooks Street; 8th Ald. Dist.

7. [25645](#) Creating Section 28.06(2)(a)3594. of the Madison General Ordinances rezoning property from Temp A (Agriculture District) and PCD(GDP) Planned Community Development (General Development Plan) District to A (Agriculture District). Proposed Use: Provide permanent zoning for an existing cemetery and facilitate a change in access for the cemetery related to the City's Mineral Point-Junction Road improvement project; 9th Aldermanic District: 8350 Mineral Point Road & 8409 Isaac Drive.
8. [25647](#) Creating Section 28.06(2)(a)3588. 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)3589. 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: Construct apartment building with 115 units and 5,800 sq. ft. of first floor retail surrounding 340-stall parking garage, and construct 54,000 sq. ft. retail/office building; 19th Aldermanic District; 725 and 745 University Row
9. [25650](#) SUBSTITUTE Creating Section 28.06(2)(a)3592. of the Madison General Ordinances rezoning property from R5 General Residence District; PUD(SIP) Planned Unit Development (Specific Implementation Plan) District and 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)3593. 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 addition to Camp Randall Stadium and access/landscaping improvements north of stadium, remodel McClain Center and approve the Badgerville event area. 5th Aldermanic District: 1430-1440 Monroe Street & 1525 Engineering Drive.
10. [25677](#) Creating Section 28.06(2)(a)3590. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District and R4 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3591. 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: Construct 60-unit apartment building on vacant land; 636 West Wilson Street; 4th Aldermanic District.

#### **Gebhardt/ Don Miller Property Redevelopment-Related Requests**

Note: Items 11-13 should be considered together

11. [24386](#) Amending Sections 33.24(15)(c), 33.24(15)(e)3., 33.24(15)(e)12.a., and 33.24(15)(e)12.b.i. of the Madison General Ordinances to change the maximum height for a portion of a block in Urban Design District 8.
12. [25023](#) Creating Section 28.06(2)(a)3580. of the Madison General Ordinances

rezoning property from C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3581. 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: Construct a 12-story mixed-use building with 30,000 sq. ft. of commercial space and 215 apartment units. 2nd Aldermanic District; 754 East Washington Avenue and 741 East Mifflin Street.

13. [25173](#) Consideration of a demolition permit to allow a former auto dealership building to be demolished as part of a proposed Planned Unit Development rezoning for 754 East Washington Avenue and 741 East Mifflin Street; 2nd Ald. Dist.

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

14. [25765](#) Consideration of a demolition permit and a major alteration to an approved conditional use to allow a warehouse to be demolished and six non-accessory parking stalls to be constructed at 12 North Webster Street; 4th Ald. Dist.  
To be referred to the April 23, 2012 meeting at the request of the applicant
15. [25766](#) Consideration of a demolition permit to allow a fire-damaged two-family residence to be demolished with no proposed alternative use at 214 South Marquette Street; 6th Ald. Dist.
16. [25767](#) Consideration of a demolition permit to allow a former restaurant to be demolished and an automobile parts/accessory store to be constructed at 1902 Northport Drive; 12th Ald. Dist.

#### **BUSINESS BY MEMBERS**

#### **COMMUNICATIONS**

#### **SECRETARY'S REPORT**

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

- Review of a report regarding the E. Johnson Street Traffic Study to maintain the one-way pair street system of E. Johnson Street and E. Gorham Street and authorizing City Engineering and City Traffic Engineering staff to proceed with a design for reconstruction of E. Johnson Street with one-way traffic (ID 25669)
- 515 Walnut Street - Conditional Use Alteration - Construct 42,500 square-foot addition to West Campus Cogeneration Facility

##### **- Upcoming Matters - May 7, 2012**

- 531 W. Mifflin Street - Demolition Permit & R6 to PUD-GDP-SIP - Demolish single-family residence to allow construction of four-unit apartment building
- 701-737 Lorillard Court & 159-171 Proudfit Street - Demolition Permit and R5 & PUD-GDP to PUD-GDP-SIP - Demolish 3 single-family residences to allow construction of 116-unit apartment building

- 1323 W. Dayton Street & 1318 Randall Court - Demolition Permit and R6 to PUD-GDP-SIP - Demolish 21-unit apartment building and single-family residence to allow construction of a 9-story, 65-unit apartment building
- 6746 Fairhaven Road - PUD-SIP to Amended PUD-GDP-SIP - Construct 10-unit apartment building on site of approved 10-unit condominium building
- 711 W. Badger Road - Assign C2 zoning to commercial property attached to City in 2006
- 301 North Street - Conditional Use Alteration - Amend plans for outdoor eating and recreation area for restaurant/ tavern to allow special events in the parking lot
- 554 W. Main Street - Conditional Use Alteration - Expand outdoor eating area for restaurant/ tavern

**ANNOUNCEMENTS**

**ADJOURNMENT**