



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, May 2, 2011

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.

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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 April 11, 2011 MEETING

April 11, 2011: <http://legistar.cityofmadison.com/calendar/#current>

### SCHEDULE OF MEETINGS

May 16 and June 6 and 20, 2011

**NEW BUSINESS**

1. [21481](#) To approve the Madison Sustainability Plan.  
Note: A copy of the Sustainability Plan dated February 22, 2011 was included in the Plan Commission materials. No other materials regarding the Plan have been specifically submitted to the Plan Commission for their consideration. Other items related to the Plan that have been submitted during the review of the Plan are attached to the legislative file should Commission members wish to review them.

**ROUTINE BUSINESS**

2. [21985](#) Authorizing the execution of an Underground Utility Easement and Easement Release to Madison Gas and Electric Company across a portion of Cherokee Marsh North located 6098 North Sherman Avenue.
3. [22077](#) Determining a Public Purpose and necessity and adopting a Relocation Order for the acquisition of Plat of land interests from two town of Middleton properties owned by Keleny Land Company, LLC and Jovanovic Investments Limited Partnership (Svetlana Taylor - Registered Agent) required for the construction and maintenance of public sanitary sewer interceptor and lift station improvements for the Lower Badger Mill Creek Interceptor Sewer Segment No. 3 from Mid Town Road to County Trunk Highway S (Mineral Point Road). (1st and 9th ADs)
4. [22114](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Daniel Kaltenberg for the City-owned parcel located at 5898 North Sherman Avenue, being a part of Cherokee Marsh Conservation Park.
5. [22117](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Joshua Miller for approximately 24 acres within Door Creek Park.
6. [22122](#) Authorizing the execution of an Underground Telecommunications Easement to Wisconsin Bell d/b/a AT&T Corp. across a portion of a City-owned Stormwater Utility parcel located at 7074 Reston Heights Drive.

**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**

7. [21732](#) Creating Section 28.06(2)(a)3528. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3529. 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: Demolish office building to allow construction of 64 apartment units in two buildings; 20th Aldermanic District; 677 South Segoe Road.

To be referred at the request of the applicant

8. [21733](#) Creating Section 28.06(2)(a)3526. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3527. 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: Demolish two residential structures to allow construction of a mixed-use building with 18 apartment units and 4,400 square feet of first floor commercial space; 13th Aldermanic District; 1907-1911 Monroe Street.  
To be referred to the May 16, 2011 meeting at the request of the applicant

#### **Subdivision**

9. [22217](#) Approving the final plat of Hawks Valley located at 2052 Woods Road. 1st Ald. Dist.

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

10. [22218](#) Consideration of a conditional use for an addition and major exterior alteration in the C4 Central Commercial District to allow the renovation and expansion of the Central Library at 201 West Mifflin Street. 4th Ald. Dist.
11. [22219](#) Consideration of a demolition permit and conditional use to allow an existing gas station/ convenience store to be demolished and a new gas station/ convenience store to be constructed at 4624 Monona Drive across from Monona Golf Course. 15th Ald. Dist.
12. [22220](#) Consideration of a major alteration to an approved conditional use to allow the addition of an outdoor recreation area for a restaurant/ tavern at 232 East Olin Avenue. 13th Ald. Dist.
13. [22221](#) Consideration of a conditional use to allow mechanical equipment for a beauty salon home occupation at 2810 Maple View Drive. 7th Ald. Dist.
14. [22222](#) Consideration of a conditional use to convert a two-family residence into a three-family residence at 202 North Brearly Street. 2nd Ald. Dist.
15. [22223](#) Consideration of a conditional use to allow construction of a Water Utility booster station at 2906 Traceway Drive in Aldo Leopold Park. 14th Ald. Dist.
16. [22224](#) Consideration of a major alteration to an approved conditional use to allow the addition of an outdoor recreation for a restaurant/ tavern at 322 West Johnson Street. 4th Ald. Dist.

**Land Division**

17. [22225](#) Consideration of a Certified Survey Map within the City's extraterritorial jurisdiction creating one lot at 3310 CTH AB, Town of Cottage Grove.

**Zoning Text Amendments**

18. [21646](#) Amending all zoning districts in the Madison General Ordinances to allow bicycle-sharing facilities.  
This matter was referred by the Plan Commission at its April 11, 2011 meeting so that a definition of "bicycle-sharing facility" could be provided.

Following the meeting, Planning staff contacted the City Attorney's Office, who recommended that the Commission review Legistar File ID 21491, ORD-11-00044, which was the Charter Ordinance enacted earlier this year by the Common Council related to the B-Cycle bicycle sharing program. That ordinance contains the definition of a bicycle-sharing facility and a lengthy drafter's analysis of all the non-Zoning Code changes that were necessary to implement the B-Cycle program. File ID 21491 contains the definition of "bicycle-sharing facility" in MGO Chapter 10, which will also apply in the Zoning Code. The City Attorney's Office prefers to avoid duplicating the same definition in different chapters of MGO due to the possibility that a future change to a definition in one chapter could be missed in another chapter, potentially resulting in confusing or competing definitions.

A link to File ID 21491 has been added to the legislative file for the proposed zoning text amendment.

**Subdivision Regulations Text Amendments**

19. [22104](#) Amending Secs. 16.23(3)(a)2.b., 16.23(3)(c), 16.23(5)(d), 16.23(6)(b)1., 16.23(6)(c), 16.23(9)(c)2. and 16.23(9)(c)3. of the Madison General Ordinances to remove land use as a factor when considering approval of a land division in the City's extra-territorial plat approval jurisdiction and to change land division approval requirements.
20. [22105](#) Creating new Sec. 16.23(3)(f)5. and renumbering current Sec. 16.23(3)(f)5. to 6. of the Madison General Ordinances to add an exception for land division regulation for certain land divisions regulated by Cooperative Plans.

**Comprehensive Plan Amendments**

21. [22283](#) A Plan Commission resolution recommending adoption of amendments to the Generalized Future Land Use Plan maps in the City of Madison Comprehensive Plan.
22. [21853](#) Adopting amendments to the Generalized Future Land Use Plan maps in the City of Madison Comprehensive Plan.

**BUSINESS BY MEMBERS****COMMUNICATIONS****SECRETARY'S REPORT****Upcoming Matters - May 16, 2011**

- Plan Commission appointments to the Zoning Code Re-Write Advisory Committee and Pedestrian/ Bicycle/ Motor Vehicle Commission
- Update on Track 2 Comprehensive Plan map amendment requests
- 1,000 Oaks PUD-GDP time extension
- 3030 City View Drive - R4 to RPSM & Demolition Permit to demolish nursing home to create land for future development
- 434-454 West Johnson Street - R6 & C2 to PUD-GDP-SIP & Demolition Permit to demolish 4 residential buildings and 1 commercial building to allow construction of a 194-room hotel with 3,000 square feet of first floor retail space
- 9861 Blackhawk Road - Extraterritorial Certified Survey Map to create 2 lots in the Town of Middleton
- 55 South Gammon Road - Conditional Use to establish farmers market in Lussier Community Education Center parking lot
- 4002 Kipp Street - Conditional Use alteration to expand existing waste transfer facility/truck terminal
- 923 Williamson Street - Conditional Use to construct an outdoor eating area for a restaurant
- 401 Woodward Drive - Conditional Use & Demolition Permit to demolish a single-family residence and construct a new residence on a lakefront lot
- 1702 Wright Street - Conditional Use alteration to construct Allied Health education facility at Madison College
- 3201 Anderson Street - Conditional Use alteration to expand existing surface parking lot serving Madison College (adjacent to athletic fields)
- 3550 Anderson Street & 1835 Wright Street - Conditional Use alteration to construct Gateway building and Transportation & Advanced Sustainable Manufacturing (Ingenuity) Center additions to main Madison College building and north parking lot addition
- 902 Lawrence Street - Conditional Use & Demolition Permit to demolish a single-family residence and construct a new residence on a lakefront lot
- 4325 Lien Road - Conditional alteration to construct outdoor recreation area for restaurant/ tavern

**Upcoming Matters - June 6, 2011**

- 3863 Clover Lane - Continuing jurisdiction hearing
- 401 N. Pleasant View Road - Amended PUD-GDP & PUD-SIP to amend Attic Angels Prairie Point GDP to increase density of 2 multi-family lots along Elderberry Road and approve an SIP for 13 townhouse units in 3 buildings
- 2146 & 2202 E. Johnson Street - C3 to C1- Plan Commission-initiated downzoning to reflect adopted neighborhood plan
- 2829 Prairie Road - Demolition Permit & Conditional Use to demolish fire-damaged water tower to allow construction of replacement tower
- 515 S. Gammon Road (Tentative) - Demolition Permit to demolish a vacant restaurant and allow construction of a multi-tenant retail building
- 2310 Pennsylvania Avenue - Conditional Use to allow automobile sales at an auto repair business in M1 zoning

- 2607 Monroe Street & 2628 Arbor Drive - PUD-SIP Alteration to construct previously approved 45-unit condominium building as a 24-unit apartment building and separate 21-unit condominium building

**ANNOUNCEMENTS**

**ADJOURNMENT**