



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, January 14, 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

DISCLOSURES AND RECUSALS

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

MINUTES OF THE DECEMBER 17, 2012 MEETING

December 17, 2012: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

January 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. [28493](#) Authorizing the acceptance of ownership from Marquette Neighborhood Association of a public art installation to be located in the median of the 600 block of Williamson Street.
2. [28542](#) Authorizing the Mayor and the City Clerk to enter into an agreement with the consultant team of Kimley-Horn & Associates, Inc., for South Capitol Transit-Oriented Development (TOD) District Planning Study services for the City of Madison, and creating the South Capitol District Planning Committee.

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

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.
4. [28723](#) Consideration of a conditional use to allow construction of a 36-unit apartment building and daycare facility at 1360 MacArthur Road; 17th Ald. Dist.

Zoning Map Amendments & Related Requests

5. [28536](#) Creating Section 28.06(2)(a)3647. 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; creating Section 28.022 -00016 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) District to Amended PD(GDP) Planned Development (General Development Plan) District and creating Section 28.06(2)(a)3648. 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 28.022-00017 of the Madison General Ordinances rezoning property from Amended PD(GDP) Planned

Development (General Development Plan) to PD(SIP) Planned Development (Specific Implementation Plan) District . Proposed Use: Construct 67-unit apartment building; 13th Aldermanic District; 1033 High Street.

6. [28537](#) Creating Section 28.06(2)(a)3649. 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; creating Section 28.022 -00018 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) District to Amended PD(GDP) Planned Development (General Development Plan) District and creating Section 28.06(2)(a)3650. 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 28.022-00019 of the Madison General Ordinances rezoning property from Amended PD(GDP) Planned Development (General Development Plan) to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Construct apartment complex with 263 Units; 17th Aldermanic District; 5302 Tancho Drive and 5101 American Parkway.

7. [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.

8. [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, and consideration of a conditional use for waterfront development 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.

Items to be Placed on File

9. [26309](#) Creating Section 28.06(2)(a)3610. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to R2 (Single-Family Residence) District and creating Section 28.06(2)(a)3611. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to R4 (General Residence) District and creating Section 28.06(2)(a)3612. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to R5 (General Residence) District.
Proposed Use: 44 Single-Family Lots, 4 Multi-Family Lots and 1 Outlot. 1st Aldermanic District; 901, 951 & 1001 Sugar Maple Lane.
10. [26512](#) Approving the preliminary plat of Soaring Hawk located at 901-1001 Sugar Maple Lane; 1st Ald. Dist.
Note: Staff recommends that this project (Items 9 & 10) be placed on file. The applicant for this zoning map amendment and subdivision plat no longer holds an option to purchase the subject property, which is required in order for this request to proceed. In the event that a new development proposal emerges for this property, a new application will be required.
11. [24619](#) Creating Section 28.06(2)(a)3568. of the Madison General Ordinances rezoning property from R6 General Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3569. 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: GDP plan for the future construction of up to 242 apartment units in a 12-story, 155-unit building and a 3-story, 42-unit building following the future demolition a single-family home, office building and 3 multi-family buildings; SIP for existing uses. 4th Aldermanic District; 202-210 North Bassett Street, 512-520 West Dayton Street and 507 West Johnson Street.
Note: This zoning map amendment request has been superseded by another, approved zoning map amendment for a portion of this property.

BUSINESS BY MEMBERS**COMMUNICATIONS****SECRETARY'S REPORT****- 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 & 8522 Elderberry Drive - 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

- Upcoming Matters - February 4, 2013

- 5840 Thorstrand Road - Conditional Use - Construct accessory building on lakefront lot
- 2033-2055 Woods Road - Preliminary & Final Plats - Hawks Woods Estates, creating 25 total single-family lots (16 single-family lots on final plat), 1 outlot for stormwater management and 1 outlot for future development
- 809 Big Stone Trail - Conditional Use - Construct principal structure (residence) over 10,000 gross square-feet and accessory building (pool house) over 800 square feet in R1/ SR-C1 zoning
- 25 W. Main Street - Conditional Use - Construct addition to and major exterior alteration of existing office building in DC zoning with outdoor eating area for future restaurant tenant
- 4602 Eastpark Boulevard - Conditional Use - Construct hospital with helipad at the American Center
- 2501 East Springs Drive - Conditional Use–Planned Commercial Site - Construct automobile sales facility and lot
- 2704 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence to allow construction of new residence on lakefront

ANNOUNCEMENTS

ADJOURNMENT