



City of Madison

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

Agenda - Approved PLAN COMMISSION

This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at www.madisoncitychannel.tv.

Monday, February 20, 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 FEBRUARY 6, 2012 MEETING

February 6, 2012: <http://legistar.cityofmadison.com/calendar/#current>

SCHEDULE OF MEETINGS

Regular Meetings: March 5, 19 and April 9, 23, 2012

The City Attorney's Office will hold a training session for Plan Commission members on March 1, 2012.

SPECIAL ITEM OF BUSINESS

- Election of Vice Chair

ROUTINE BUSINESS

1. [25168](#) Determining a Public Purpose and Necessity and adopting Monona Drive Segment 3, City of Madison Relocation Order for the acquisition of Plat of Land Interests required for the reconstruction of a portion of Monona Drive (CTH "BB") between approximately 250 feet south of Nichols Road / Pflaum Road and Winnequah Road.
2. [25251](#) Authorizing the grant of two permanent limited easements to American Transmission Company for an electric transmission line in a portion of the City's Stormwater Utility Parcel 533, located along Fourier Drive and Mineral Point Road.

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 Text Amendments

3. [24275](#) SUBSTITUTE Creating Section 9.53 to provide for a license for keeping honeybees and amending portions of Chapter 28 of the Madison General Ordinances of the conservancy, agriculture, and residential districts to allow the keeping of honeybees as a permitted use.
4. [25149](#) Creating Section 28.10(4)(c)5.tt. to allow wineries as a permitted use in the M1 District, creating Section 28.10(4)(d)34. to allow distilleries as a conditional use in the M1 District, and amending Section 28.03(2) of the Madison General Ordinances to remove the minimum manufacturing limit on breweries.

Zoning Map Amendments and Related Requests

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. [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 E. Washington Avenue and 741 E. Mifflin Street.

To be referred to the March 5, 2012 meeting at the request of the applicant and staff

8. [25041](#) Creating Section 28.06(2)(a)3584. of the Madison General Ordinances rezoning property from Temp A Agriculture District to A Agriculture District. Proposed Use: Assign Permanent City Zoning to University Ridge Golf Course and AJ Noer Turf Facility; No New Construction is Proposed With This Request. 1st Aldermanic District: 9002-9202 McKee Road/2002-2602 S. Pleasant View Road/2501 Woods Road/8701 Mid Town Road.

Conditional Use/ Demolition Permits

9. [25346](#) Consideration of a major alteration to an existing conditional use to allow construction of an addition to a single-family residence in excess of 500 square feet on a lakefront lot at 5844 Thorstrand Road; 19th Ald. Dist.

Grandview Commons-Related Requests

Note: The City has received a considerable number of comments from the public regarding this project. Due to the high volume, this correspondence is not in the printed Plan Commission materials as is customarily done for most projects. Instead, Planning staff is maintaining a website with a chronological listing of all of the correspondence it has received since May 7, 2011, which can be found at:

http://www.cityofmadison.com/planning/grandview_comments.html. Members of the Commission and public are encouraged to review these online comments.

10. [24356](#) Adopting an amendment to the Generalized Future Land Use Plan Map in the City of Madison Comprehensive Plan.
11. [25098](#) A Plan Commission resolution recommending adoption of an amendment to the Generalized Future Land Use Plan map in the City of Madison Comprehensive Plan for the Grandview Commons Neighborhood Center Mixed-Use District.
12. [24357](#) Amending the Sprecher Neighborhood Development Plan to revise the land use recommendations for lands located within and adjacent to the Grandview Commons Neighborhood Center Mixed Use District.
13. [24620](#) SUBSTITUTE Creating Section 28.06(2)(a)3570.of the Madison General Ordinances rezoning property from A Agriculture and PUD (GDP) Planned Unit Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and create Section 28.06(2)a)3571 of the Madison General Ordinance rezoning property from A Agriculture, and PUD (GDP) Planned Unit

Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) District to Amended-PUD(GDP) Planned Unit Development (General Development Plan) District and R2T Single-Family Residence District. Proposed Use: General Development Plan for 109,000 sq. ft. of future retail/office, a 24,000 sq. ft. library, 110 multi-family units and a subdivision plan for 18 single-family lots, 5 town center lots and 1 outlot. 3rd Aldermanic District: 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive and 857 Jupiter Drive.

14. [25091](#) Approving the preliminary plat of Town Center Addition to Grandview Commons generally located at 6002 Cottage Grove Road and 5901-5939 Sharpsburg Drive; 3rd Ald. Dist.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

- Upcoming Matters - March 5, 2012

- 754 E. Washington Avenue & 741 E. Mifflin Street - C3 to PUD-GDP-SIP & Demolition Permit - Demolish former auto dealership building to allow construction of 12-story mixed-use building w/ 30,000 square feet of commercial space and 215 apartment units
- 6634 Watts Road - Temp. A to C3 - Assign City zoning to newly attached commercial property with existing building
- 117-129 State Street & 120-124 W. Mifflin Street - Demolition Permit & Conditional Use (Major Alteration in C4 Zoning) - Demolish 5 buildings to allow construction of a new retail/ office building that will include restored building facades along State Street; a 6th State Street building will remain
- 9002 McKee Road - Conditional Use - Construct all-season golf practice facility at University Ridge Golf Course
- 2801 Dryden Drive -Conditional Use Alteration - Convert 8 units in existing 40-unit senior apartment building to non-age restricted units

- Upcoming Matters - March 19, 2012

- 3822 Mineral Point Road - PUD-SIP to Amended PUD-GDP-SIP - Amend PUD to allow engraving business in existing commercial building
- 2701 University Avenue - PUD-SIP Alteration - Establish outdoor eating area for bakery/ restaurant
- 2002 Pankratz Street - Conditional Use - Construct outdoor eating area for brewpub
- 916 Williamson Street - Conditional Use - Construct outdoor eating area for bakery/ restaurant
- 204 W. Main Street & 31 S. Henry Street - Demolition Permit - Demolish school and rectory at former St. Raphael's Cathedral site with no proposed alternative use

ANNOUNCEMENTS

ADJOURNMENT