



# 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, March 5, 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 FEBRUARY 9, 2012 ZONING CODE RE-WRITE WORKING SESSION

### MINUTES OF THE FEBRUARY 14, 2012 ZONING CODE RE-WRITE WORKING SESSION

### MINUTES OF THE FEBRUARY 20, 2012 REGULAR MEETING

All of the above meeting minutes may be found at:  
<http://legistar.cityofmadison.com/calendar/#current>

## SCHEDULE OF MEETINGS

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

Special Meetings and Working Sessions: Thursday, March 8; Tuesday, March 13; Thursday, March 22; Wednesday, March 28; Thursday, March 29; Thursday, April 5; Wednesday, April 11; Wednesday, April 25, and; Thursday, April 26, 2012

## ROUTINE BUSINESS

1. [25425](#) Authorizing the execution of a Purchase Agreement with First Business Bank for a vacant property located at 733 S. Junction Road for the South Junction Road/CTH M reconstruction project.
2. [25433](#) Authorizing the Common Council to accept ownership from the Carpenter-Ridgeway Neighborhood Association of two "Little Libraries" located within the Lexington Avenue right of way and the Starkweather Creek bike path corridor, as well as a neighborhood entrance sign located within the Burke Avenue right of way.

## 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. [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.  
  
Note: The Plan Commission recommended that the Common Council adopt this zoning text amendment with revisions or conditions at its February 20, 2012 meeting. However, the public hearing notice for this ordinance amendment was not published prior to the February 20 hearing as required by MGO Sec. 28.04(10)(e), which made the Plan Commission recommendation on this matter invalid. The required hearing notice has now been published, and the Commission is asked to consider this matter anew. Staff apologizes for the confusion.

## Conditional Use/ Demolition Permits

4. [25219](#) Consideration of a major alteration to an approved conditional use to allow 8 units in an existing 40-unit senior apartment building at 2801 Dryden Drive to be converted to non-age-restricted units; 12th Ald. Dist.  
  
To be referred at the request of the applicant; no future meeting date specified

5. [25479](#) Consideration of a conditional use to allow construction of an all-season golf practice facility at University Ridge Golf Course at 9002 McKee Road and 2002 S. Pleasant View Road; 1st Ald. Dist.

#### **Zoning Map Amendments and Related Requests**

6. [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.
7. [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.
8. [25257](#) Creating Section 28.06(2)(a)3585. of the Madison General Ordinances rezoning property from Temp A Agriculture District to C3 Highway Commercial District. Proposed Use: Assign City zoning to newly attached commercial property with existing building; 19th Aldermanic District; 6634 Watts Road.

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

Items 9-11 should be referred to the March 19, 2012 meeting at the request of the applicant

9. [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.
10. [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.
11. [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.

**Grandview Commons-Related Requests**

Note: The City continues to receive a high volume 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](http://www.cityofmadison.com/planning/grandview_comments.html).

Members of the Plan Commission and public are encouraged to review these online comments.

12. [24356](#) Adopting an amendment to the Generalized Future Land Use Plan Map in the City of Madison Comprehensive Plan.
13. [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.
14. [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.
15. [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.
16. [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 19, 2012**

- 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
- 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

**- Upcoming Matters - April 9, 2012**

- 725 & 749 University Row - PUD-GDP to Amended PUD-GDP & PUD-SIP - Construct apartment building with 115 units and 5,800 square feet of first floor retail surrounding 340-stall parking garage, and construct 54,000 square-foot retail/ office building
- 636 W. Wilson Street - R4 & M1 to PUD-GDP-SIP - Construct 60-unit apartment building on vacant land
- 1430-1440 Monroe Street & 1525 Engineering Drive - R6, PUD-SIP & PUD-SIP to Amended PUD-GDP-SIP - Construct addition to Camp Randall Stadium and access/ landscaping improvements north of stadium, remodel McClain Center, and approve Badgerville event area
- 12 N. Webster Street - Demolition Permit & Conditional Use - Demolish warehouse to allow construction of 6 non-accessory parking stalls
- 214 S. Marquette Street - Demolition Permit - Demolish fire-damaged two-family residence with no proposed alternative use
- 1902 Northport Drive - Demolition Permit - Demolish former restaurant to allow construction of an auto parts store

**ANNOUNCEMENTS****ADJOURNMENT**