



# 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, November 18, 2013

5:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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### **\*Note Room Change**

**\*\*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**

### **COMMUNICATIONS, DISCLOSURES AND RECUSALS**

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

### **MINUTES OF THE NOVEMBER 4, 2013 MEETING**

November 4, 2013: <http://madison.legistar.com/Calendar.aspx>

### **SCHEDULE OF MEETINGS**

December 2, 16, 2013 and January 13, 27, 2014

**NEW BUSINESS**

1. [32009](#) Adopting a development plan for Phase II of the Allied Drive Neighborhood Redevelopment as required by Enacted No. RES-08-00057.

**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 & Related Requests**

Note: Items 2-4 should be considered together.

2. [31820](#) Creating Section 28.06(2)(a)00086. of the Madison General Ordinances to rezone property from A (Agricultural) District to SR-C1 (Suburban Residential - Consistent 1) District; and creating Section 28.06(2)(a)00087 of the Madison General Ordinances to rezone property from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District to demolish 3 single-family residences and create 44 single-family lots, 2 lots for future multi-family development and 2 outlots for public stormwater management at 901-1001 Sugar Maple Lane, 1st Aldermanic District.
3. [31682](#) Consideration of a demolition permit to allow three single-family residences at 901, 953 and 1001 Sugar Maple Lane to be demolished as part of the development of the *Sugar Maple* residential subdivision; 1st Ald. Dist.
4. [31683](#) Approving the preliminary plat of Sugar Maple on property located at 901-1001 Sugar Maple Lane; 1st Ald. Dist.
5. [31955](#) Creating Section 28.022-00088 of the Madison General Ordinances to change the zoning of a property located at 2401 Allied Drive, 10th Aldermanic District from PD (Planned Development District) to TR-C3 (Traditional Residential - Consistent District 3) to rezone Lots 4-28 of Mosaic Ridge for construction of planned single-family homes.
6. [32029](#) Creating Section 28.022 -- 00089 of the Madison General Ordinances to change the zoning of properties located at 1146 and 1148 Williamson Street, 6th Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to TSS (Traditional Shopping Street) District to correct a mapping error.

**Conditional Use & Demolition Permits**

7. [31680](#) Consideration of a major alteration to an approved conditional use to allow expansion of an automobile sales facility and lot at 2501 East Springs Drive and 4824 High Crossing Boulevard; 17th Ald. Dist.

8.     [31827](#)     Consideration of a demolition permit and conditional use to allow a 6-unit apartment building at 622 Howard Place and a 13-unit apartment building at 632 Howard Place to be demolished and a new 33-unit apartment building to be constructed; 2nd Ald. Dist.
9.     [31830](#)     Consideration of a demolition permit to allow a former dormitory in Lake View Hill Park to be demolished to create additional open space; 1206 Northport Drive; 18th Ald. Dist.
10.    [31831](#)     Consideration of a conditional use to allow auto repair in an existing building with vehicle sales and auto part sales at 1002 S. Whitney Way; 20th Ald. Dist.  
Note: To be referred to a future meeting at the request of staff
11.    [32132](#)     Consideration of an alteration to an approved conditional use to consider design modifications for a mixed-use building at 3302 Packers Avenue; 12th Ald. Dist.

#### **Alteration to Planned Development-Specific Implementation Plan**

12.    [31817](#)     Consideration of an alteration to an approved Planned Development-Specific Implementation Plan and conditional use to allow a pool to be constructed as part of a rooftop terrace for a previously approved apartment building at 633 N. Henry Street and for balconies to be added to the lake-facing side of an existing apartment building at 140 Iota Court; 2nd Ald. Dist.

#### **Zoning Text Amendment**

13.    [31987](#)     Amending Section 28.060(2)(d)1. of the Madison General Ordinances to allow spandrel glass on up to 20% of the required building opening in mixed-use and commercial districts.

#### **BUSINESS BY MEMBERS**

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

##### **- Upcoming Matters - December 2, 2013**

- Hoyt Park Joint Neighborhood Plan
- 1838 Camelot Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront property
- 5510 Lake Mendota Drive - Conditional Use - Construct accessory building on a lakefront lot

##### **- Upcoming Matters - December 16, 2013**

- 17-25 N. Webster Street & 201 E. Mifflin Street - DR-1 to UMX, Demolition Permit and Conditional Use - Demolish 2 two-family residences, a four-unit apartment building and a five-unit apartment building to allow construction of a 58-unit apartment building
- 7401 Mineral Point Road - Conditional Use – Planned Multi-Use Site - Construct restaurant and restaurant with vehicle access sales and service window in parking lot at

## West Towne Mall

- 8839 Ancient Oak Lane - Preliminary Plat - Ripp Addition to Linden Park, creating 29 future single-family lots and 1 outlot for public stormwater management
- 310-402 Cottage Grove Rd. and 904 Dempsey Road - Revised Preliminary Plat and Final Plat - Royster Corners, creating 54 residential lots, 5 retail/ office lots, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots
- Lot 2, Royster Clark plat - Conditional Use - Construct mixed-use building w/ 9,900 sq. ft. of commercial space and 22 apartments
- Lot 3, Royster Clark plat - Conditional Use - Construct 80-unit apartment building
- Lot 5, Royster Clark plat - Conditional Use - Construct 71-unit apartment building
- 644 N. Frances Street - Conditional Use - Renovate existing non-conforming lodging house
- 4934 Felland Road - Extraterritorial Certified Survey Map - Create 4 lots in the Town of Burke

**- US Highway 51/ Stoughton Road NEPA project discussion at December 9, 2013****Long-Range Transportation Planning Committee meeting**

- The Plan Commission is invited to this special meeting of the LRTPC, which will be held in Room 260 of the Madison Municipal Building and will begin at 5:00 p.m.

**ANNOUNCEMENTS****ADJOURNMENT**