



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, May 7, 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 MARCH 29, 2012 DOWNTOWN PLAN WORKING SESSION

MINUTES OF THE APRIL 11, 2012 DOWNTOWN PLAN WORKING SESSION

MINUTES OF THE APRIL 23, 2012 REGULAR MEETING

<http://legistar.cityofmadison.com/calendar/#current>

SCHEDULE OF MEETINGS

Regular Meetings: May 21 and June 4, 18, 2012

Special Meetings and Working Sessions (Tentative): Wednesday, May 23, 30, 2012

ROUTINE BUSINESS

1. [26142](#) Authorizing the execution of an Underground Gas Main Easement to Madison Gas and Electric Company across a portion of Yahara Parkway, located at 101 North Thornton Avenue.

UNFINISHED BUSINESS

Note: On April 23, 2012, the Plan Commission referred the following two resolutions to its June 4 meeting. However, at its May 1 meeting, the Common Council re-referred the resolutions to this Plan Commission meeting with a request for the Commission to make its recommendations so that the Council may take action on them at its May 15 meeting.

2. [25885](#) Accepting a Selection Committee's recommendation of the Urban Land Interests, LLC proposal for the purchase and redevelopment of City-owned properties in the 800 Block of East Washington Avenue and authorizing the execution of a Purchase and Sale Agreement with Urban Land Interests, LLC for the purchase and redevelopment of these properties.
3. [25966](#) Rejecting a Selection Committee's recommendation of the Urban Land Interests, LLC proposal and The Rifken Group, LTD proposal for the purchase and redevelopment of City-owned properties in the North and South 800 Blocks of East Washington Avenue, authorizing the creation of a Don Miller Land Banked Property Selection Committee and authorizing the execution of a Request For Proposal ("RFP") for the purchase and redevelopment of these properties.

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

4. [25774](#) Creating Section 28.06(2)(a)3595. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 711 West Badger Road to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment. 14th Aldermanic District: 711 West Badger Road.

-
5. [25830](#) Creating Section 28.06(2)(a)3598. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3599. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Construct 10-unit apartment building on site of approved 10-unit condominium building; 7th Aldermanic District; 6746 Fairhaven Road.
- Note: Items 6 & 7 should be considered together.
6. [25828](#) Creating Section 28.06(2)(a)3600. of the Madison General Ordinances rezoning property from R5 General Residence District and PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3601. 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 3 single-family residences to allow construction of 116-unit apartment building; 4th Aldermanic District; 701-737 Lorillard Court and 159-171 Proudfit Street.
7. [25974](#) Consideration of a demolition permit to allow three single-family residences to be demolished as part of a proposed Planned Unit Development rezoning to allow construction of a 116-unit apartment building at 159-171 Proudfit Street and 701-737 Lorillard Court; 4th Ald. Dist.
- Note: Items 8 & 9 should be considered together.
8. [25831](#) Creating Section 28.06(2)(a)3596. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3597. 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: Demolition of a single family home for the relocation of an existing three-unit multifamily building and the addition of a fourth unit to the building; 4th Aldermanic District; 531 West Mifflin Street.
- To be referred to the May 21, 2012 hearing pending a recommendation by the Urban Design Commission.
9. [25973](#) Consideration of a demolition permit to allow a single-family residence to be demolished as part of a proposed Planned Unit Development rezoning to allow construction of a four-unit apartment building at 531 West Mifflin Street; 4th Ald. Dist.
- To be referred to the May 21, 2012 hearing pending a recommendation by the Urban Design Commission on the related Planned Unit Development rezoning (ID 25831).

Note: Items 10 & 11 should be considered together.

10. [25833](#) Creating Section 28.06(2)(a)3602. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3603. 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 21-unit apartment building and single-family residence to allow construction of a 9-story, 65-unit apartment building; 8th Aldermanic District; 1323 W. Dayton Street & 1318 Randall Court.
11. [25975](#) Consideration of a demolition permit to allow a single-family residence and 21-unit apartment building to be demolished as part of a proposed Planned Unit Development rezoning to allow construction of a 65-unit apartment building at 1323 West Dayton Street and 1318 Randall Court; 8th Ald. Dist.

Conditional Use/ Demolition Permits

12. [25765](#) Consideration of a demolition permit and a major alteration to an approved conditional use to allow a warehouse to be demolished and six non-accessory parking stalls to be constructed at 12 North Webster Street; 4th Ald. Dist.
13. [26215](#) Consideration of an alteration to an approved conditional use for an outdoor eating area for a restaurant/ tavern at 554 West Main Street; 4th Ald. Dist.
14. [26216](#) Consideration of an alteration to an approved conditional use for an outdoor eating and recreation area for a restaurant/ tavern at 301 North Street and an associated conditional use parking reduction to allow special events in the parking lot; 12th Ald. Dist.

Planned Unit Development Alteration

15. [26217](#) Consideration of an alteration to approved Planned Unit Development-Specific Implementation Plans for the Aberdeen Apartments at 437 West Gorham Street and the Hampton Inn & Suites Hotel at 454 West Johnson Street to eliminate a previously required private drive connection through those properties; 4th Ald. Dist.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

- Upcoming Matters - May 21, 2012

- 111 E. Gilman Street - R6H to PUD-GDP-SIP - Convert existing carriage house to a single-family residence in the rear yard of existing 3-unit apartment building

- 24 N. Webster Street/ 123 E. Mifflin Street - C4 to PUD-GDP-SIP - Construct fifth floor addition to an existing mixed-use building
- 515 S. Midvale Boulevard - PUD-SIP Alteration - Construct outdoor eating area for restaurant
- 925-933 W. Johnson Street - Demolition Permit & Conditional Use - Demolish two residential buildings to construct temporary surface parking lot
- 5510 Lake Mendota Drive - Demolition Permit & Conditional Use - Demolish a single-family residence and construct a new residence on lakefront lot

- Upcoming Matters - June 4, 2012

- Public Hearing on Tax Incremental Finance District 42
- 6550 Schroeder Road - PCD-SIP to PUD-GDP-SIP - Construct 30-unit assisted living facility on undeveloped portion of property
- 901-1001 Sugar Maple Lane - Temp. A to R2, R4, R5 & the Preliminary Plat of Soaring Hawk, creating 44 future single-family lots, 4 lots for future multi-family development and 1 outlet for public stormwater management
- 312 Wisconsin Avenue & 345 N. Carroll Street - Demolition Permit and R6 & R6H to PUD-GDP and PUD-GDP-SIP - Approve demolition/ removal of existing residential structure, GDP for future construction of an expansion of Bethel Lutheran Church, and SIP for existing uses
- 124 E. Gorham Street - Conditional Use - Convert relocated former residence building into 8-unit apartment building
- 2 S. Bedford Street - PUD-SIP Alteration - Convert previously approved community room into additional apartment unit
- 704-736 University Avenue - Demolition Permit - Demolish five commercial buildings to accommodate future University development
- 3900 E. Washington Avenue - Conditional Use Alteration - Construct addition to Water Utility Well 15
- 4781 Norton Drive - Extraterritorial Certified Survey Map - Create two lots in the Town of Sun Prairie

ANNOUNCEMENTS

ADJOURNMENT