



# 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](http://www.madisoncitychannel.tv).*

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Monday, May 16, 2011

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.

Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.

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 May 2, 2011 MEETING

May 2, 2011: <http://legistar.cityofmadison.com/calendar/#current>

### SCHEDULE OF MEETINGS

June 6, 20 and July 11, 25, 2011

## SPECIAL ITEM OF BUSINESS

Plan Commission appointments to the Zoning Code Rewrite Advisory Committee, Pedestrian/Bicycle/Motor Vehicle Commission and State Street Design Project Oversight Committee

## NEW BUSINESS

1. [22290](#) Amending the Final Report of the Central Park Design and Implementation Task Force.  
  
Note: The sections containing the proposed amendments to the Final Report of the Central Park Design and Implementation Task Force have been copied and provided to the Commission in their packets. The full 130-page document, which includes the original 2010 Final Report and the proposed 2011 amendments, can be viewed online as a PDF attachment to the legislative file for this item.  
  
The Plan Commission reviewed the original Final Report and recommended its approval to the Board of Park Commissioners and Common Council on March 8, 2010.
  
2. [22438](#) Approving a final list of potential Comprehensive Plan map amendments requested by prospective developers or others to accommodate a specific proposed project or future land use; and authorizing the Planning Division to prepare the amendments for future consideration as part of the 2010-2011 Comprehensive Plan review, and to prepare corresponding amendments to applicable neighborhood, neighborhood development, and special area plans for future consideration, as required.  
  
Note: These are the requested "Track 2" potential amendments as described in the "Process for Considering Limited Amendments to the Comprehensive Plan." Inclusion on the list of potential amendments that will be considered does not necessarily indicate that City staff, the Plan Commission or Common Council will support the amendment, but only that the proposed changes in recommended land uses will be formally evaluated and considered.

## ROUTINE BUSINESS

3. [22070](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat No. 5992-08-18-4.01-4.07 - Relocation Order University Avenue - (C.T.H. MS) Allen Boulevard to Segoe Road, City of Madison, Dane County, Wisconsin, for the acquisition of Plat of Land Interests required for University Avenue (Allen Boulevard to Segoe Road) Engineering Project No. 53W0518, authorizing the Mayor and City Clerk to execute all necessary documents relative to the acquisition of the necessary real estate interests to perform the improvements;  
  
and;  
  
Declaring a 0.020 acre portion of existing University Avenue public right-of-way adjacent to the Stop-N-Go convenience store located at 5445 University Ave as shown on Sheet 4.04 of Transportation Project Plat No. 5992-08-18-4.01-4.07 as surplus public right-of-way and authorizing the Mayor and City Clerk execute all necessary documents relative to the disposal of the

declared surplus right-of-way to the adjacent property owner.

4. [22192](#) Authorizing the execution of an Underground Telecommunications Line Easement to TDS Telecom Service Corporation across a portion of Engineering Stormwater Utility Parcel 533, located at 3969 Manchester Road.
5. [22239](#) Authorizing a first amendment to the lease between the City of Madison and Madison Gas and Electric Company for part of Railroad Street 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 Map Amendments**

6. [21733](#) Creating Section 28.06(2)(a)3526. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3527. 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 two residential structures to allow construction of a mixed-use building with 18 apartment units and 4,400 square feet of first floor commercial space; 13th Aldermanic District; 1907-1911 Monroe Street.
7. [21953](#) Creating Section 28.06(2)(a)3530. of the Madison General Ordinances rezoning property from R4 General Residence District to RPSM Research Park - Specialized Manufacturing District. Proposed Use: Demolish nursing home to create land for future development; 17th Aldermanic District; 3030 City View Drive.
8. [22073](#) Creating Section 28.06(2)(a)3531. of the Madison General Ordinances rezoning property from R6 General Residence District and C2 General Commercial to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3532. 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 4 residential buildings and 1 commercial building to allow construction of a 194-room hotel with 3,000 square feet of first floor retail space; 4th Aldermanic District, 434-454 West Johnson Street.

**Conditional Use/ Demolition Permits**

9. [21979](#) Consideration of a major alteration to an approved conditional use to allow expansion of the parking lot for a nightclub at 924 Williamson Street. 6th Ald. Dist.
10. [22426](#) Consideration of a major alteration to an approved conditional use for a community center to allow a farmers market in the parking lot at 55 South Gammon Road. 19th Ald. Dist.
11. [22427](#) Consideration of a major alteration to an approved conditional use to allow an expansion of a waste transfer facility/truck terminal at 4002 Kipp Street. 16th Ald. Dist.
12. [22428](#) Consideration of a conditional use for an outdoor eating area for a restaurant at 923 Williamson Street. 6th Ald. Dist.
13. [22429](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be razed and a new residence to be constructed on a lakefront lot at 401 Woodward Drive. 18th Ald. Dist.  
To be referred at the request of the applicant
14. [22430](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be razed and a new residence to be constructed on a lakefront lot at 902 Lawrence Street. 13th Ald. Dist.
15. [22431](#) Consideration of a major alteration to an existing conditional use to allow construction of the Allied Health Education Building at 1702 Wright Street on the Madison College Truax Campus. 17th Ald. Dist.
16. [22432](#) Consideration of a major alteration to an existing conditional use to allow construction of the Gateway Building and Transportation & Advanced Sustainable Manufacturing Center additions to the main building at Madison College Truax Campus, 3550 Anderson Street **and** approval of a parking lot at 1849 Wright Street. 17th Ald. Dist.
17. [22433](#) Consideration of a conditional use for a parking lot expansion at 3201 Anderson Street on the Madison College Truax Campus. 17th Ald. Dist.
18. [22434](#) Consideration of a conditional use for outdoor eating and recreation areas for a restaurant at 4301-4325 Lien Road. 17th Ald. Dist.

**Land Division**

19. [22435](#) Consideration of a certified survey map within the City's Extraterritorial Jurisdiction creating two lots at 9861 Blackhawk Road, Town of Middleton.

**Planned Unit Development Alteration**

20. [22445](#) Consideration of a 24-month extension for implementation of the approved General Development Plan for the properties zoned PUD-GDP in the 1000 Oaks subdivision generally located at 702 South Point Road. 1st Ald. Dist.

**BUSINESS BY MEMBERS****COMMUNICATIONS****SECRETARY'S REPORT****Upcoming Matters - June 6, 2011**

- 401 N. Pleasant View Road - Amended PUD-GDP & PUD-SIP to amend Attic Angels Prairie Point GDP to increase density of 2 multi-family lots along Elderberry Road and approve an SIP for 13 townhouse units in 3 buildings
- 2146 & 2202 E. Johnson Street - C3 to C1- Plan Commission-initiated downzoning to reflect adopted neighborhood plan
- 2829 Prairie Road - Demolition Permit & Conditional Use to demolish fire-damaged water tower to allow construction of replacement tower
- 515 S. Gammon Road - Demolition Permit to demolish a vacant restaurant and allow construction of a multi-tenant retail building
- 2310 Pennsylvania Avenue - Conditional Use to allow automobile sales at an auto repair business in M1 zoning
- 2607 Monroe Street & 2628 Arbor Drive - PUD-SIP Alteration to construct previously approved 45-unit condominium building as a 24-unit apartment building and separate 21-unit condominium building

**Upcoming Matters - June 20, 2011**

- 1001 University Avenue - R6 to PUD-GDP-SIP to relocate a portion of existing church/student center elsewhere on the same parcel and demolish remainder to allow construction of a 90-unit apartment building
- 4716 Verona Road - PUD-SIP to Amended PUD-GDP-SIP to convert vacant grocery store into a storage/warehousing and truck rental facility

**ANNOUNCEMENTS****ADJOURNMENT**