



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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 21, 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 MAY 7, 2012 REGULAR MEETING

May 7, 2012: <http://legistar.cityofmadison.com/calendar/#current>

### SCHEDULE OF MEETINGS

Regular Meetings: June 4, 18 and July 9, 23, 2012

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

**SPECIAL ITEM OF BUSINESS**

1. [26404](#) Informational presentation regarding proposed amendments to the High Point-Raymond Neighborhood Development Plan.

**ROUTINE BUSINESS**

2. [26303](#) Authorizing the execution of a deed amendment restricting the use of 0.68 acres of land across a portion of Esther Beach Park, located at 2726 Waunona Way.
3. [26304](#) Authorizing the Common Council to accept ownership from Lake Edge Neighborhood Association of a neighborhood entrance sign to be located in Lake Edge Park, near the intersection of Dempsey Road and Park Court.
4. [26306](#) Authorizing the Common Council to accept ownership from Capitol Neighborhoods, Inc., of a "Little Library" located within Brittingham Park, at 388 S. Bassett Street.
5. [26308](#) Authorizing the Mayor and City Clerk to execute a lease with Community Action Coalition of South Central Wisconsin, Inc. for a portion of Elvehjem Park located at 1202 Painted Post Drive for use as community gardens.
6. [26311](#) Authorizing the Mayor and City Clerk to execute a lease with Community Action Coalition of South Central Wisconsin, Inc. for a portion of Leopold Park located at 2906 Traceway Drive for use as community gardens.

**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.

**Tax Incremental Finance District**

7. [26225](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #42 (Wingra), City of Madison.  
Note: Due to its size, the appendix containing the Blight Study parcel photos was not printed. It can be viewed as an attachment to this legislative file. If a member of the Commission or public needs a printed copy of the appendix, they should contact the Planning Division prior to the meeting.

**Zoning Map Amendments & Related Requests**

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.

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.
10. [26139](#) Creating Section 28.06(2)(a)3604. of the Madison General Ordinances rezoning property from C4 Central Commercial Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3605. 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 fifth floor addition to existing mixed-use building; 4th Aldermanic District; 24 N. Webster Street/123 E. Mifflin Street.
11. [26171](#) Creating Section 28.06(2)(a)3606. of the Madison General Ordinances rezoning property from R6H General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3607. 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: Convert existing carriage house to single-family residence in rear yard of existing 3-unit apartment building; 111 East Gilman Street; 2nd Aldermanic District  
To be referred at the request of staff; no future meeting date is requested.

#### **Conditional Use/ Demolition Permits**

12. [26218](#) Consideration of a demolition permit and conditional use to allow an existing single-family residence to be demolished and new residence to be constructed on a lakefront lot at 5510 Lake Mendota Drive; 19th Ald. Dist.
13. [26396](#) Consideration of a demolition permit to allow two residential buildings to be demolished and a conditional use for a non-accessory parking lot at 925-933 W. Johnson Street; 8th Ald. Dist.

#### **Planned Unit Development Alteration**

14. [26395](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to allow an outdoor eating area for a restaurant at 515 S. Midvale Boulevard; 11th Ald. Dist.

**BUSINESS BY MEMBERS****COMMUNICATIONS****SECRETARY'S REPORT****- Upcoming Matters - June 4, 2012**

- 801 S. Park Street - PUD-SIP to Amended PUD-GDP-SIP - Construct two-story mixed-use building with 3,400 square feet of retail space and 7 apartments, with a drive-thru window for a first floor tenant
- 6550 Schroeder Road - PCD-SIP to Amended PCD-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 outlot 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

**- Upcoming Matters - June 18, 2012**

- 3370 Burke Road - Extraterritorial Preliminary Plat - Wood Ger Development, creating 9 future commercial lots, 1 lot for an existing residence, and 1 other future lot in the Town of Burke
- 4322-4330 Wakefield Street - Demolition Permit & Conditional Use Alteration - Demolish single-family residence to allow expansion and reconstruction of church parking lot
- 1026 Sherman Avenue - Demolition Permit & Conditional Use - Demolish single-family residence and construct new residence on lakefront lot
- 3030 Darbo Drive - Conditional Use - Construct new parking lot for existing community center

**ANNOUNCEMENTS****ADJOURNMENT**