



City of Madison

Meeting Agenda - Final

PLAN COMMISSION

City of Madison
Madison, WI 53703
www.cityofmadison.co
m

Monday, October 15, 2007

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.

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, TTY/Textnet (866) 704-2318. Please do so 48 hours prior to the meeting, so that proper arrangements can be made.

ROLL CALL

MINUTES OF THE MEETING of October 1, 2007

SCHEDULE OF MEETINGS

November 5, 19; December 3, 17, 2007

APPOINTMENTS

Plan Commission Appointment to the Long Range Transportation Planning Commission

ROUTINE BUSINESS

1. [07591](#) Vacation/Discontinuance of a portion of Shaw Street between Grim Street and Swanson Street and a portion of Swanson Street near the intersection of Shaw Street, being located in part of the Southeast 1/4 of the Southeast 1/4 of Section 30, Town 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, and authorizing the Mayor and City Clerk to accept dedication of lands from Dane County as needed for the proposed improvements to Grim and Swanson Streets. (17th AD)

2. [07624](#) Approving a new lease agreement with the United States Postal Service for the Capital Station Post Office in the Madison Municipal Building and authorizing the Mayor and City Clerk to execute the agreement.

NEW BUSINESS

3. [07614](#) Amending Section 16.23(2), creating new Section 16.24, and renumbering current Sections 16.24 and 16.25 to 16.25 and 16.26, respectively, of the Madison General Ordinances to create review of condominium instruments.

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.

South Park Street Area Zoning Map Amendments

The following sixteen (16) zoning map amendments pertain to properties attached into the City of Madison from the Town of Madison in December 2006. The zoning districts requested represent the most appropriate districts based on existing uses as observed by Zoning staff and the zoning of nearby properties already in the City. A letter was sent to the owners of the attached properties earlier this year notifying them of the proposed zoning districts, with no objections expressed to staff's knowledge. Planning Division staff recommends that the Plan Commission recommend approval of the zoning text amendments to the Common Council as consent agenda items.

Requests on First Map:

4. [07481](#) Creating Section 28.06(2)(a)3301. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 814 & 826 North Avenue & 1802, 1804, 1814-1824 South Park Street to M1 Limited Manufacturing District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 13th Aldermanic District: 814 & 826 North Avenue & 1802, 1804, 1814-1824 South Park Street.
5. [07482](#) Creating Section 28.06(2)(a)3302. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 1901-1907 South Park Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 13th Aldermanic District: 1901-1907 South Park Street.
6. [07485](#) Creating Section 28.06(2)(a)3303. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 801 North Avenue & 1920 South Park Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 13th Aldermanic District: 801 North Avenue & 1920 South Park Street.
7. [07487](#) Creating Section 28.06(2)(a)3304. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2008 South Park Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 13th Aldermanic District: 2008 South Park Street.

Request on Second Map:

8. [07488](#) Creating Section 28.06(2)(a)3305. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 809 Ridgewood Way & 2200 South Park Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 13th Aldermanic District: 809 Ridgewood Way & 2200 South Park Street.

Requests on Third Map:

9. [07489](#) Creating Section 28.06(2)(a)3306. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2301-2309 South Park Street to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2301-2309 South Park Street.
10. [07490](#) Creating Section 28.06(2)(a)3307. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2342 South Park Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2342 South Park Street.

Request on Fourth Map:

11. [07492](#) Creating Section 28.06(2)(a)3309. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 700 West Badger Road to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 700 West Badger Road.

Requests on Fifth Map:

12. [07491](#) Creating Section 28.06(2)(a)3308. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 818 West Badger Road to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 818 West Badger Road.
13. [07494](#) Creating Section 28.06(2)(a)3311. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 826 West Badger Road to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 826 West Badger Road.

Request on Sixth Map:

14. [07493](#) Creating Section 28.06(2)(a)3310. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 833, 836, 840, 844 Hughes Place to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 833, 836, 840, 844 Hughes Place.

Requests on Seventh Map:

15. [07495](#) Creating Section 28.06(2)(a)3312. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2432-2436 Perry Street to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning

Following Attachment; 14th Aldermanic District: 2432-2436 Perry Street.

16. [07496](#) Creating Section 28.06(2)(a)3313. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2440-2448 Perry Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2440-2448 Perry Street.
17. [07499](#) Creating Section 28.06(2)(a)3314. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2501-2509 Perry Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2501-2509 Perry Street.
18. [07502](#) Creating Section 28.06(2)(a)3315. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2510 Perry Street to C2 General Commercial District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2510 Perry Street.
19. [07506](#) Creating Section 28.06(2)(a)3316. of the Madison General Ordinances to zone lands attached from the Town of Madison located at 2502 Perry Street to R4 General Residence District. Proposed Use: Continue Existing Use; Permanent City Zoning Following Attachment; 14th Aldermanic District: 2502 Perry Street.

Zoning Map Amendments

20. [07469](#) Creating Section 28.06(2)(a)3296. of the Madison General Ordinances rezoning property from R4 General Residence District to C1 Limited Commercial District. Proposed Use: Rezone Nonconforming Commercial Building; 15th Aldermanic District: 34 & 36 South Fair Oaks Avenue.
21. [07470](#) Creating Section 28.06(2)(a)3297. 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)3298. 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 UW Hillel Building & Construct New Hillel Center; 8th Aldermanic District: 611 Langdon Street.
22. [07471](#) Creating Section 28.06(2)(a)3299. of the Madison General Ordinances rezoning property from R6 General Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: WID/MIR Conceptual Plan & Permission to Demolish Existing Buildings; 8th Aldermanic District: 1301 University Avenue (The block bounded by Campus Drive, University Avenue, N. Randall Avenue and N. Orchard Street.)
23. [07472](#) Creating Section 28.06(2)(a)3300. 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 Senior-Oriented Assisted Living, CBRF & Condominiums; 3rd Aldermanic District: 719 Jupiter Drive/5801 Halley Way.

Conditional Uses/ Demolition Permits

24. [07718](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence located at 925 Lake Court. 13th Ald. Dist.
25. [07720](#) Consideration of a conditional use to allow a drive-up window as part of a two building office-retail development located at 1513 Lake Point Drive. 14th Ald. Dist.

Land Divisions

26. [07721](#) Consideration of a Certified Survey Map within the City's Extraterritorial Review Jurisdiction creating two lots at 4288 Venetian Lane, Town of Blooming Grove.

Miscellaneous Items To Be Placed On File

27. [04154](#) Creating Section 28.06(2)(a)3207. of the Madison General Ordinances rezoning property from C2 General Commercial District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3208. 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 Commercial Building & Build 6-Story, Mixed-Use Building with 13,500 Square Foot Retail Space, 10,025 Square Feet Office Space & 49 Condominium Units; 13th Aldermanic District: 1501 Monroe Street.
- This proposal was superseded by another version of this project, which is currently in referral until November 19, 2007.*
28. [04532](#) Creating Section 28.06(2)(a)3223. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: 85 Condominium Units; 1st Aldermanic District: 9401 Mid Town Road.
- This item was superseded by another version of the project and legislative item, which was approved.*
29. [05465](#) Creating Section 28.06(2)(a)3241. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3242. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: 60-Unit Assisted Living Building (CBRF); 9th Aldermanic District: 8210 Highview Drive.
- This item was superseded by another version of the project and legislative item, which was approved.*

BUSINESS BY MEMBERS**COMMUNICATIONS**

SECRETARY'S REPORT

Upcoming Matters - November 5, 2007

- *Tenney-Lapham Neighborhood Plan*
- *(Tentative) Revised Demolition Standards & Process*
- *651 South Sprecher Road - Final plat of MMSD Sprecher School Estates, creating & rezoning 11 total lots*
- *6810 Cross Country Road - CSM creating 3 single-family lots in the Town of Verona*
- *800 South Brooks Street - Demolish one-story surgery center as part of approved PUD*
- *1002 Williamson Street - Conditional use for a graphic*
- *621 West Doty Street - Demolish single-family home as part of parking lot improvements*
- *3051 East Washington Avenue - Demolish and reconstruct McDonalds with a drive-up window*
- *2016 Sundstrom Street - Demolish single-family home and construct new home with oversized garage*

Upcoming Matters - November 19, 2007

- *639 Pleasant View Road, Amended PUD-GDP-SIP - Construction of a 124-unit apartment development*
- *1022 W. Johnson Street, R6 to PUD-GDP-SIP - Demolish two houses to construct 14-story, 162-unit apartment building*
- *5438 Lake Mendota Drive - Second floor addition to existing lakefront residence and detached garage*
- *233 Langdon Street - Convert former frat house/ SRO to 20-unit apartment building*
- *1015 Hillside Avenue - Demolish single-family home, re-divide two lots*
- *3185 Jeffy Trail - Create two single-family lots in the Town of Verona*

ANNOUNCEMENTS

ADJOURNMENT