



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Agenda - Approved PLAN COMMISSION

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Monday, January 28, 2013

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 JANUARY 14, 2013 MEETING

January 14, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

February 4, 18 and March 4, 18, 2013

ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission as required by Section 16.01 of Madison General Ordinances, which generally state that the Common Council shall refer any question concerning the location of any public building, the location, extension or widening of any street, park or other public grounds within the City to the Plan Commission for its consideration and

report before final action is taken thereon by the Council. Further, the Plan Commission is required to provide a recommendation to the Council on the acquisition of public land for the establishment or enlarging of streets, parks, playgrounds, sites for public buildings, and reservations pertaining to the same, and the conveyance of any surplus real estate not needed for these purposes with reservations concerning the future use and occupation of such real estate, so as to protect the public works of the City, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare as recommended in adopted plans and policies.

1. [28488](#) Authorizing the Mayor and City Clerk to execute an "Intergovernmental Agreement Regarding the Boundary Adjustment at 3101 Syene Rd." and a "Boundary Adjustment Agreement Regarding 3101 Syene Rd." with the City of Fitchburg (14th AD).

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

2. [28706](#) Creating Section 28.06(2)(a)3655. of the Madison General Ordinances rezoning property from A (Agriculture) and PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District; creating Section 28.022 - 00024 of the Madison General Ordinances rezoning property from A (Agriculture) and PD(SIP) Planning Development (Specific Implementation Plan) District to Amended PD(GDP) Planned Development (General Development Plan) District; and creating Section 28.06(2)(a)3656. 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; and creating 28.022 - 00025 of the Madison General Ordinances rezoning property from Amended PD(GDP) Planned Development (General Development Plan) to Amended PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Amend and expand PUD for existing quarry facilities; 3rd Aldermanic District; 5709 Milwaukee Street. Staff requests that this matter be referred to February 4, 2013 to allow for the required public hearing notices to be provided.
3. [28707](#) Creating Section 28.06(2)(a)3651. 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 28.022-00020 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) to Amended PD(GDP) Planned Development (General Development Plan) District. Proposed Use: Amend the general development plan for Attic Angels-Prairie Point to increase the

permitted density and future building heights for 2 multi-family building sites; 9th Aldermanic District; 302 Samuel Drive and 8552 Elderberry Drive.

Staff requests that this matter be referred to February 4, 2013 to allow for the required public hearing notices to be provided.

Staff requests that Items 4 and 5 be referred to February 4, 2013 to allow for the required public hearing notices to be provided for the zoning map amendment.

4. [28708](#) Creating Section 28.06(2)(a)3652. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022-00021 of the Madison General Ordinances rezoning property from DR2 Downtown Residential 2 District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.06(2)(a)3653. 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; and in the Zoning Code effective January 2, 2013, creating Section 00022 rezoning property from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) to Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish existing fraternity house and construct new fraternity house with 33 bedrooms; 2nd Aldermanic District; 210 Langdon Street.

5. [28880](#) Consideration of a demolition permit to allow an existing fraternity house to be demolished as part of a Planned Unit Development rezoning to allow a new fraternity house with 33 bedrooms to be constructed at 210 Langdon Street; 2nd Ald. Dist.

Staff requests that Items 6 and 7 be referred to February 4, 2013 to allow for the required public hearing notices to be provided for the zoning map amendment.

6. [28711](#) Creating Section 28.06(2)(a)3654. of the Madison General Ordinances rezoning property from R1 (Single-Family Residence) District and C2 (General Commercial District) to C2 (General Commercial District); creating Section 28.00023 of the Madison General Ordinances rezoning property from SR-C1 (Suburban Residential - Consistent) District 1 and SE (Suburban Employment) District to SE (Suburban Employment) District. Proposed Use: Demolish single-family residence to allow construction of an addition to office building; 10th Aldermanic District; 4902-4908 Hammersley Road.

7. [28784](#) Consideration of a demolition permit to allow a single-family residence at 4908 Hammersley Road to be demolished to allow expansion of an office building located at 4902 Hammersley Road; 10th Ald. Dist.

Conditional Use/ Demolition Permits

8. [28785](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a conditional use for an accessory parking lot at 4817 Hammersley Road; 10th Ald. Dist.
To be referred to February 4, 2013 at the request of the applicant
9. [28786](#) Consideration of a demolition permit to allow existing storage buildings to be demolished and mini-storage warehouses to be constructed at 1901-1909 Freeport Road; 10th Ald. Dist.
10. [28787](#) Consideration of an alteration to an approved conditional use to modify and construct an addition to an existing community-based assisted living residential facility at 413 and 429 S. Yellowstone Drive; 19th Ald. Dist.

BUSINESS BY MEMBERS**COMMUNICATIONS****SECRETARY'S REPORT****- Upcoming Matters - February 4, 2013**

- 619-625 N. Henry Street, 140 & 145 Iota Court, and 150 Langdon Street - Demolition Permit, Conditional Use for Waterfront Development and R6 to PUD(PD)-GDP-SIP - Demolish 3 apartment buildings at 619-625 N. Henry Street and 145 Iota Court to construct 79-unit apartment building; renovate apartment buildings at 140 Iota Court and 150 Langdon Street
- 2033-2055 Woods Road - Preliminary & Final Plats - Hawks Woods Estates, creating 25 total single-family lots (16 single-family lots on final plat), 1 outlet for stormwater management and 1 outlet for future development
- 5840 Thorstrand Road - Conditional Use - Construct accessory building on lakefront lot (revised plans)
- 809 Big Stone Trail - Conditional Use - Construct principal structure (residence) over 10,000 gross square-feet and accessory building (pool house) over 800 square feet in R1/ SR-C1 zoning
- 25 W. Main Street - Conditional Use - Construct addition to and major exterior alteration of existing office building with outdoor eating area for future restaurant tenant
- 4602 Eastpark Boulevard - Conditional Use - Construct hospital with helipad at the American Center

- Upcoming Matters - February 18, 2013

- 457 North Star Drive et al - PUD-GDP & PUD-SIP to Amended PUD(PD)-GDP-SIP and Preliminary Plat & Final Plat - Second Addition to Grandview Commons, replatting 103 existing lots and various outlots into 101 single-family lots, 6 two-family lots and 5 outlots
- 2224 Regent Street - Demolition Permit and TR-C2 to TR-V1 - Demolish single-family residence to allow construction of four-unit apartment bldg.
- 1221 Williamson Street - Conditional Use - Construct outdoor eating areas for restaurant/ grocery store
- 1219 N. Sherman Avenue - Conditional Use - Establish food processing facility in

recently approved building

- (Tentative) 2704 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence to allow construction of new residence on lakefront

- Upcoming Matters - March 4, 2013

- 415 W. Johnson Street, 226 N. Broom Street & 424 W. Dayton Street - Demolition Permit, DR-2 & UMX to UMX and Conditional Use - Demolish 3 apartment buildings to allow construction of 319-unit apartment building

- 6801 Littlemore Drive - PD-GDP to PD-SIP - Construct apartment complex with 61 units

- 3934 Manitou Way - Demolition Permit - Demolish single-family residence to allow construction of new single-family residence

ANNOUNCEMENTS

ADJOURNMENT