



City of Madison

Meeting Agenda - Final

PLAN COMMISSION

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

Monday, March 19, 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 hnub 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 February 19 & March 5 MEETINGS

SCHEDULE OF MEETINGS

April 9, 23; May 27 & 21, 2007

SPECIAL ITEM OF BUSINESS-5:30 p.m.

Presentation by State of Wisconsin Department of Administration/Vandewalle Associates regarding proposed redevelopment of the Hill Farms State Office Property generally located at North Segoe Road and University Avenue.

ROUTINE BUSINESS

1. [05709](#) Declaring the former Dudgeon School building and a parcel of land under and immediately adjacent to the building located at 3200 Monroe Street surplus to the needs of the City and authorizing its sale to Wingra School, Inc. ("Wingra") for the

renovation, expansion and continued use of the building as a school and dedicating the lands north and south of the parcel of land being sold to Wingra as parkland. 10th Ald. Dist.

2. [05719](#) Determining a public purpose and necessity for the acquisition of an 8-unit apartment building located at 837 Hughes Place for park purposes. 14th Ald. Dist.
3. [05746](#) Authorizing the acceptance of an Offer to Sell from Thomas Speranza for a single-family property located at 2602 Nana Lane for the expansion of Thut Park. 14th Ald. Dist.
4. [05654](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for the construction improvements for Hanson Road / Portage Road from Manufacturer Drive to Interstate Highway 39 (I.H. 39) - Engineering Project No. 53W0189. 17th Ald. Dist.
5. [05674](#) Vacating / Discontinuing portions of Sawyer Terrace and Frey Street and a public "walk " as platted by University Hill Farms Commercial Reserve Addition being located in part of the Northeast ¼ of the Northwest ¼ Section 20, Town 07 North, Range 09 East, City of Madison, Dane County, Wisconsin. 11th Ald. Dist.
6. [05695](#) Report of the City Engineer - Determination of Whether to Repair or Replace the Lake Wingra Dam.
7. [05804](#) Authorizing the Mayor and City Clerk to execute a lease with Postal Partners, LLC, the owner of property located at 441 North Lake Street, to accommodate the existing encroachment of the owner's building into the City's adjacent Lake Street Parking Ramp property.
8. [05807](#) Accepting a Sanitary Sewer Easement from the Vedder-Shults Trust across property located at 5110 Spring Court.
(Relates to conditional use/demolition permit #18 on agenda.)

UNFINISHED BUSINESS

9. [05574](#) Accepting the "Department of Planning and Development Reorganization Report" with its recommendations.

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.

10. [05720](#) Adopting the Monroe Street Commercial District Plan and the recommendations contained therein as a supplement to the City's Comprehensive Plan.
11. [05532](#) Accepting the Final Report of the East Washington Capitol Gateway Plan Advisory Committee and adopting the East Washington Capitol Gateway Corridor Plan and Urban Design Guidelines as a supplement to the City of Madison Comprehensive Plan, and other City plans to be used to guide future land use and development within the East Washington Capitol Gateway Corridor.
Tentative Item

Zoning Map Amendments

12. [04682](#) Creating Section 28.06(2)(a)3227. 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)3228. 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: Build 5 Buildings With 140 Condo Units, 63 Rental Units, 100,673 Square Feet of Commercial Space; 6th Aldermanic District: 2340, 2416, 2504 & 2507 Winnebago Street.
13. [05643](#) Creating Section 28.06(2)(a)3244. of the Madison General Ordinances rezoning property from R2 Single-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Expansion of Existing School Building; 10th Aldermanic District: 3200 Monroe Street.
14. [05644](#) Creating Section 28.06(2)(a)3246. 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: 4-Building Apartment Development--34 Total Units; 3rd Aldermanic District: 6809 & 6827 Milwaukee Street, 6826 Reston Heights Drive & 102 Windstone Drive.
15. [05645](#) SUBSTITUTE - Creating Section 28.06(2)(a)3247. of the Madison General Ordinances rezoning property from C2 General Commercial and R2 Single-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3248. 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 Houses & Build 39,865 Square Foot Addition to Office Building; 13th Aldermanic District: 1355 & 1359 Fish Hatchery Road and 910, 968, 972 & 976 West Wingra Drive.

Conditional Uses/ Demolition Permits

16. [05410](#) Consideration of a demolition permit to demolish a vacant house located at 6602 Commercial Avenue. 3rd Ald. Dist.
17. [05758](#) Consideration of a conditional use for a new elementary school for the Madison Metropolitan School District located at 801 Redan Drive. 1st Ald. Dist.
18. [05759](#) Consideration of a conditional use/demolition permit to demolish a house and build a new house on this lakeshore lot located at 5110 Spring Court. 19th Ald. Dist.
19. [05920](#) Consideration of a demolition permit to demolish a single-family residence to allow construction of a new single family residence located at 1331 East Wilson Street. 4th Ald. Dist.

20. [05921](#) Consideration of a conditional use to allow the addition of an outdoor eating area at an existing bowling alley located at 444 Grand Canyon Drive. 19th Ald. Dist.
21. [05922](#) Consideration of a conditional use to allow the addition of a rooftop terrace/outdoor eating area at and existing bar/restaurant located at 620 University Avenue. 8th Ald. Dist.

Subdivision

22. [05930](#) Approving a Certified Survey Map within the City's Extraterritorial Review Jurisdiction creating one lot at 3111 Burke Road, Town of Sun Prairie.

Zoning Text Amendments

23. [05511](#) Amending Section 28.07(2)(f) of the Madison General Ordinances to include schools as an exception to minimum yard requirements in the Conservancy District.
24. [05534](#) Amending Section 28.06(1)(h) and creating Sections 28.107(10), (11) and (12) of the Madison General Ordinances to create three additional wellhead protection districts for wells Nos. 9, 14 & 30.
25. [05538](#) Creating Sec. 28.04(3)(o) of the Madison General Ordinances to add enforcement of Dane County Shoreland Zoning Ordinances in areas annexed to the City since May 7, 1982.
26. [05736](#) Creating Section 28.108 of the Madison General Ordinances to establish a "Neighborhood Conservation District" and creating Section 28.12(9)(d)21. of the Madison General Ordinances to add variance of a requirement in a Neighborhood Conservation District to the list of variances that may be requested.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

Upcoming Matters - April 9, 2007

- 8133 Mansion Hill Avenue - PUD, daycare center
- 2607 Monroe Street - PUD, demolish buildings, 45-units
- 6506 Old Sauk Road - PUD, 9-units
- 8201 Mid-Town Road - Amend PUD, future mixed-use
- 602 Bear Claw Way - R4 to R5, 18-units
- 633 North Frances Street - Approval of pre-existing restaurant in existing residential building
- 4622 East Washington Avenue - Demolish building, new retail
- 3501 Lancaster Drive - Demolish car sales building, build replacement
- 7501 Whitacre Road - Permit one employee in home office in existing single-family house

Upcoming Matters - April 23, 2007

- 610 Hercules Trail - PUD, 36-units
- 5029 Raymond Road - PUD, convert existing dwelling to office
- 1815 University Avenue - PUD, demolition, 64-units
- 22 East Dayton Street - Amend PUD, 48-units
- 308-334 Dow Court - demolish four houses for future development

ANNOUNCEMENTS

ADJOURNMENT