



# 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, July 26, 2010

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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**\*\*Note\*\* Quorum of the Common Council and Economic Development Committee 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.

### CALL TO ORDER/ROLL CALL

### MINUTES OF THE July 12, 2010 REGULAR MEETING AND JUNE 28, 2010 ZONING CODE REWRITE SPECIAL MEETING

July 12, 2010 & June 28, 2010: <http://legistar.cityofmadison.com/calendar/#current>

### SCHEDULE OF MEETINGS

- Regular Meetings: August 9, 23 and September 20, 2010

- Zoning Code Rewrite Special Meetings: August 2, 16, 2010 (Room 260, Madison Municipal Building) and August 30, 2010 (Room 300, Madison Municipal Building)

**SPECIAL ITEM OF BUSINESS**

1. [19277](#) Discussion regarding the Economic Development Division's City Development Review and Approval Initiative

**NEW BUSINESS**

2. [19215](#) Accepting the terms and conditions outlined within a Letter of Intent ("LOI"), authorizing the execution of a Purchase and Sale Agreement ("Agreement"), and adopting the final Legally Binding Agreement ("LBA") to accommodate Porchlight Inc. ("Porchlight") at 4002 Nakoosa Trail; and, amending the City's previously submitted Redevelopment Plan, Homeless Assistance Submission, and Public Comment documents regarding the Truman Olson United States Army Reserve Center (1402 S. Park Street) property accordingly, authorizing submission by the Community Development Authority of said revised documents to the Federal Government, and execution of the LBA by the Community Development Authority upon acceptance by the United States Department of Housing and Urban Development.

**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.

**Neighborhood Development Plan**

3. [18538](#) Amending the Mid-Town Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to provide more detailed recommendations for the western part of the planning area and to include additional lands west of Meadow Road, and authorizing the City's applications to amend the Central Urban Service Area as required to implement the recommendations in the Plan.

**Zoning Map Amendments**

4. [18863](#) Creating Section 28.06(2)(a)3488. of the Madison General Ordinances rezoning property from R5 General Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3489. 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 Former Water Utility Building to Allow Construction of a 21-unit Apartment Building; 6th Aldermanic District: 517-523 East Main Street.

5. [18864](#) Creating Section 28.06(2)(a)3490. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Phase 1 SIP to allow construction of gas-fired boiler building at Charter Street heating plan; 8th Aldermanic District: 117 North Charter Street.

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

6. [19278](#) Consideration of a major alteration to an approved conditional use to add an outdoor eating area for a restaurant and to expand the approved beer garden for stadium events at 2 South Mills Street and 1107 Regent Street. 13th Ald. Dist.
7. [19279](#) Consideration of a conditional use for an accessory off-site parking lot at 4701 American Parkway to serve a restaurant at 4601 American Parkway. 17th Ald. Dist.
8. [19280](#) Consideration of a demolition permit to allow a former retail building to be demolished, and consideration of a major alteration to an existing conditional use for a commercial building exceeding 40,000 square feet of which more than 25,000 square feet of floor area is designed or intended for retail uses to allow renovation and expansion of the Farm & Fleet store at 2202 South Stoughton Road. 16th Ald. Dist.

#### **Extraterritorial Land Divisions**

9. [19281](#) Consideration of a Certified Survey Map within the City's extraterritorial jurisdiction creating one lot at 3287 Field View Lane, Town of Cottage Grove.
10. [19282](#) Consideration of a Certified Survey Map within the City's extraterritorial jurisdiction creating two lots at 3098 Hope Hollow Trail, Town of Cottage Grove.
11. [19284](#) Consideration of a Certified Survey Map within the City's extraterritorial jurisdiction creating one lot at 3682 CTH N, Town of Cottage Grove.

#### **Tax Increment Financing District**

12. [18993](#) Second amendment of Tax Incremental District (TID) #32 (State St), City of Madison, and approving a Project Plan and Boundary for said amended TID.  
Note: The attachment entitled "Appendix A, Photos" was not printed by staff due to the size of that file. The appendix is available online as part of the legislative file for this matter.

#### **BUSINESS BY MEMBERS**

#### **COMMUNICATIONS**

## SECRETARY'S REPORT

### Upcoming Matters - August 9, 2010

- 1522 University Avenue - OR to PUD-GDP-SIP and Demolition Permit to demolish former University Health Services building to construct Phase 1 of Wisconsin Energy Institute
- 1101 North Sherman Avenue - Conditional use to re-establish fuel pumps, canopy, and tanks for gas station/convenience store
- 5206 Harbor Court - Conditional use to demolish existing single-family residence and construct new residence on lakefront lot
- 3185 Timber Lane - Extraterritorial Certified Survey Map to create 1 lot in the Town of Verona
- 15 North Broom Street - PUD Alteration to allow an outdoor eating area for restaurant

### Upcoming Matters - August 23, 2010

- 9401 Mid Town Road - PUD-GDP-SIP to R1, R2T & R5 and Preliminary & Final Plats for First Addition to Hawks Ridge Estates, creating 19 single-family lots, 1 lot for future multi-family development and 1 outlot for stormwater management
- 709 North Segoe Road - Amended PUD-GDP-SIP to construct 96-unit apartment project adjacent to new Target at Hilldale Shopping Center
- 2417 Cypress Way - Conditional use to construct 50-unit senior apartment project
- 710 Ruskin Street - Conditional use to establish auto storage yard in M1 zoning
- 4942 Lake Mendota - Demolition permit and conditional use to demolish single-family residence and construct new residence & boathouse on lakefront lot
- 4638 & 4706 Femrite drive - Demolition permit to demolish two single-family residences to create open space for Certco campus

## ANNOUNCEMENTS

## ADJOURNMENT