



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, December 3, 2012

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.

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 MEETING

November 19, 2012: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

December 17, 2012 and January 14, 28, 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. [28182](#) Authorizing the execution of a Temporary Limited Easement for grading and sloping purposes and various Release of Rights conveyances by the City of Madison in favor of the State of Wisconsin Department of Transportation, in connection with the USH 12-14 and Verona Road interchange reconstruction project - Transportation Project Plat No. 1206-07-26.

NEW BUSINESS

2. [28065](#) Adopting the Downtown Urban Design Guidelines for New Development and Additions and Alterations to Existing Development in the Downtown Core (DC) and Urban Mixed Use (UMX) Zoning Districts Pursuant to Secs. 28.074 and 28.076 MGO.

OLD BUSINESS

Following a duly noticed public hearing on November 19, 2012, the Plan Commission recommended approval of Items 3 and 4 to the Common Council subject to the comments and conditions contained in the Plan Commission materials for that meeting.

However, prior to the Common Council's scheduled consideration of those ordinances on November 27, 2012, a letter (attached to both legislative files) was submitted to the Council on behalf of homeowners located near the site of the proposed Copps grocery store at 6002 Cottage Grove Road (ID 28116), which raised concerns about the project's conformance with the design provisions contained in MGO Section 33.24(4)(f) and the actions taken by the Urban Design Commission and Plan Commission in reviewing the project.

Staff from the City Attorney's Office and Planning Division in consultation with the district alder determined that the best course of action in light of the objections raised in the letter would be for the Common Council to re-refer ID 28116 and ID 28117 (5925 Sharpsburg Drive) to the December 3, 2012 Plan Commission meeting to allow the Commission to more clearly state its recommendations to the Common Council on the design of the grocery store prior to the Council hearing the projects at its December 11, 2012 meeting. The Council re-referred ID 28116 and ID 28117 accordingly.

Materials for Items 3 and 4 can be found at the back of the Plan Commission materials for this meeting, including a memo from the City Attorney and a staff report addendum from the Planning Division.

3. [28116](#) Creating Section 28.06(2)(a)3632. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District and in the Zoning Code effective January 2, 2013, creating Section 28.022--00001 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Construct 58,000 square foot grocery store in Grandview Commons Town

Center; 3rd Aldermanic District: 6002 Cottage Grove Road.

4. [28117](#) Creating Section 28.06(2)(a)3633. 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 28.022--00002 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Construct approximately 3,800 square foot multi-tenant retail building in Grandview Commons Town Center; 3rd Aldermanic District: 5925 Sharpsburg Drive.

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.

Land Divisions & Related Requests

5. [28255](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 4781 Norton Drive, Town of Sun Prairie.
Note: Items 6 and 7 should be considered together
6. [28094](#) Vacation/Discontinuance of River Birch Court from Trappers Trail / Big Stone Trail to the eastern terminus as platted by the Eighth Addition to Blackhawk Subdivision, being located in part of the Southwest one-quarter (1/4), of the Southwest one-quarter (1/4) of Section 16, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)
7. [28467](#) Approving a Certified Survey Map of property owned by McKenzie 300 Corporation located at 1-15 and 2-8 River Birch Court and 809 Big Stone Trail; 9th Ald. Dist.

Zoning Map Amendments & Related Requests

8. [28118](#) Creating Section 28.06(2)(a)3634. 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 28.022--00003 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Construct two apartment buildings containing 95 total units; 3rd Aldermanic District: 638 Hercules Trail.

Note: Items 9 and 10 should be considered together

9. [28119](#) Creating Section 28.06(2)(a)3635. 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; in the Zoning Code effective January 2, 2013, creating Section 28.022--00004 of the Madison General Ordinances rezoning property from R6 General Residence District and C2 General Commercial District to PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3636. 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 28.022--00005 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish three residences and an office building to allow construction of a mixed-use building containing 1,700 square feet of retail space and 75 apartments; 4th Aldermanic District: 202-210 N. Bassett Street and 512-520 W. Dayton Street.
10. [28464](#) Consideration of a demolition permit to allow 3 residences and an office building to be demolished as part of a Planned Unit Development rezoning at 202-210 N. Bassett Street and 512-520 W. Dayton Street; 4th Ald. Dist.
- Note: Items 11 and 12 should be referred to December 17, 2012 pending a recommendation on the proposed planned unit development by the Urban Design Commission. The staff report and application materials have been provided to the Plan Commission for their information with this packet; the Commission should retain these materials for use at a future meeting where the project will be considered.
11. [28120](#) Creating Section 28.06(2)(a)3637. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00006 of the Madison General Ordinances rezoning property from C2 General Commercial District to PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3638. 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 28.022-00007 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish two residences to allow construction of a mixed-use building containing 2,000 square feet of first floor of retail space and 42 apartments; 4th Aldermanic District: 313-315 North Frances Street.
12. [28462](#) Consideration of a demolition permit to allow 2 residences to be demolished as part of a Planned Unit Development rezoning at 313-315 N. Frances Street; 4th Ald. Dist.

Note: Items 13 and 14 should be referred to December 17, 2012 pending a recommendation on the proposed planned unit development by the Urban Design Commission.

13. [28121](#) Creating Section 28.06(2)(a)3639. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00008 of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3640. 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 28.022--00009 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish vacant bakery and single-family residence to allow construction of a mixed-use building containing 6,500 sq. ft. of first floor retail space and 40 apartments; 13th Aldermanic District: 448 South Park Street and 914 Drake Street.
14. [28465](#) Consideration of a demolition permit to allow a single-family residence and vacant bakery to be demolished as part of a Planned Unit Development rezoning at 448 S. Park Street and 914 Drake Street; 13th Ald. Dist.

Planned Unit Development Alterations

15. [28471](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to amend the zoning text to increase the occupancy of units in an existing apartment building at 1329 W. Dayton Street; 8th Ald. Dist.
To be referred to December 17, 2012 at the request of the applicant
16. [28472](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to allow 22 single-family residences to be constructed instead of the 13 two-family residences previously approved on land generally addressed as 9004-9041 Royal Oaks Circle (northern portion of property addressed as 1802 Maplecrest Drive); 1st Ald. Dist.

Zoning Text Amendment

17. [28424](#) Amending Chapter 28 of the Madison General Ordinances to correct various errors in the recently adopted Zoning Code.
To be referred to the December 17, 2012 meeting to allow the required public hearing notice to be provided

BUSINESS BY MEMBERS**COMMUNICATIONS**

- Final 2013 Plan Commission/ Urban Design Commission schedule

SECRETARY'S REPORT**- Upcoming Matters - December 17, 2012**

- 2628 Arbor Drive- PUD-SIP to Amended PUD(PD)-GDP-SIP - Construct previously approved 21-unit condominium building as a 36-unit apartment building following demolition of 3 residences (approved for demolition in 2007)
- 619-625 N. Henry Street, 140 & 145 Iota Court, and 150 Langdon Street - Demolition Permit and R6 to PUD(PD)-GDP-SIP - Demolish 3 apartment buildings at 619-625 N. Henry Street and 145 Iota Court to construct 84-unit apartment building; renovate apartment buildings at 140 Iota Court and 150 Langdon Street
- 1004-1504 S. Pleasant View Road (CTH M) - Assigning RDC (EC) & Conservancy (CN) zoning and approving the Preliminary and Final Plats of University Research Park 2 – Pioneer Addition, creating 14 lots for research park/ office development and 4 outlots for private open space and stormwater management
- (Tentative) 5840 Thorstrand Road - Conditional Use - Construct accessory building on lakefront lot
- 5225 University Avenue - Demolition Permit and Conditional Use - Demolish retail building to allow construction of multi-tenant retail building w/ drive-thru window
- 1401 Emil Street - Demolition Permit and Conditional Use - Demolish restaurant to allow construction of multi-tenant retail building w/ drive-thru window
- 413 S. Midvale Boulevard - Demolition Permit - Demolish fire-/ explosion-damaged single-family residence and construct new residence
- 1113 N. Sherman Avenue - Conditional Use – Planned Commercial Site - Construct new retail building at Northgate Shopping Center

- Upcoming Matters - January 14, 2013

- 5302 Tancho Drive - PUD-GDP to Amended PUD(PD)-GDP-SIP - Construct apartment complex with 263 units
- 1033 High Street (1012 Fish Hatchery Road) - PUD-GDP to Amended PUD(PD)-GDP-SIP - Construct 67-unit apartment building

ANNOUNCEMENTS**ADJOURNMENT**