



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.

Monday, October 15, 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 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 OCTOBER 1, 2012 MEETING

October 1, 2012: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

November 5, 19 and December 3, 17, 2012

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. [27555](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of a new S. Few Street crossing of the Union Pacific Railroad associated with Central Park. (6th AD)
2. [27802](#) Authorizing the grant of a Private Water Service Lateral Easement to the Board of Regents of the University of Wisconsin System across a portion of a City Engineering Storm Water utility parcel located at 2009 Hawk's Ridge Drive.
3. [27803](#) Authorizing the Common Council to accept ownership from Dudgeon-Monroe Neighborhood Association of a Little Library located within Wingra Park at 2425 Monroe Street.
4. [27883](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat No. 5992-08-07 - 4.11 Amendment No: 2 Mineral Point Road / CTH S & South Junction Road / CTH M- South Junction Road, City of Madison, Dane County, Wisconsin for the acquisition of Plat of Land Interests required.

NEW BUSINESS

5. [27864](#) Authorizing the execution of Option to Purchase Agreement with John P. Schneider LLC for the City's acquisition of a condominium duplex located at 1409-1411 Theresa Terrace for a neighborhood center.

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

Note: Items 6 and 7 should be considered together.

6. [27436](#) Creating Section 28.06(2)(a)3625. 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)3626. 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 single-family residence to construct eight-unit apartment building; 4th Aldermanic District; 125 North Bedford Street.

7. [27777](#) Consideration of a demolition permit to allow a single-family residence to be demolished as part of a Planned Unit Development rezoning at 125 N. Bedford Street; 4th Ald. Dist.
Note: Items 8-10 should be considered together.
8. [27649](#) Creating Section 28.06(2)(a)3627. of the Madison General Ordinances rezoning property from C4 Central Commercial District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3628. 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 2 commercial buildings and MFD Administration Building to allow construction of a mixed-use building with 250 apartments and 60,000 sq. ft. of retail and office space. 4th Aldermanic District; 305-325 West Johnson Street.
9. [27943](#) Consideration of a demolition permit to allow a two commercial buildings and the Madison Fire Department Administration Building to be demolished as part of a Planned Unit Development rezoning at 305-325 W. Johnson Street; 4th Ald. Dist.
10. [27878](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Hovde Properties LLC ("Developer") for the acquisition of a portion of City-owned property located at 316 W. Dayton Street by the Developer for assemblage into a mixed-use condominium project ("Project") located at 305-309 W. Johnson Street and the purchase and build-out by the City of a "grey box" condominium unit and condominium parking stalls within the Project for the relocation of Madison Fire Department Administrative offices.
11. [27651](#) Creating Section 28.06(2)(a)3629. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3630. 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: Construct 176-unit apartment building. 4th Aldermanic District; 306 West Main Street.

Deep Residential Lot Land Division

12. [27947](#) Approving a Certified Survey Map of property owned by Donald L. and Blanche B. Emerick located at 9624 Old Sauk Road; 9th Ald. Dist., creating two deep residential lots.

Conditional Use/ Demolition Permits

13. [27377](#) Consideration of an alteration to an existing conditional use to allow construction of an addition to an existing single-family residence on a lakefront lot at 5206 Harbor Court; 19th Ald. Dist.
14. [27595](#) Consideration of a conditional use for a parking reduction and an outdoor eating area to serve a restaurant located at the rear of 809 Williamson Street; 6th Ald. Dist.
15. [27944](#) Consideration of a demolition permit to allow an existing single-family residence to be demolished with no proposed alternative use at 1101 Gammon Lane; 1st Ald. Dist.
16. [27945](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a new single-family residence to be constructed at 312 N. Hamilton Street; 2nd Ald. Dist.
17. [27946](#) Consideration of a demolition permit to allow a restaurant and auto repair business to be demolished and consideration of a major alteration to an approved conditional use planned commercial site to allow construction of two multi-tenant retail buildings with outdoor eating areas at 7315 West Towne Way; 9th Ald. Dist.

BUSINESS BY MEMBERS**COMMUNICATIONS****SECRETARY'S REPORT****- Upcoming Matters - November 5, 2012**

- 6350 Town Center Drive - PUD-GDP to PUD-SIP - Construct Fire Station 13
- 6201 N. Highlands Avenue - Certified Survey Map - Creating three single-family lots, including a deep residential lot
- 2 Greenside Circle - Conditional Use Planned Residential Development Alteration - Amend plan for Bentley Green condominiums to construct 18 duplex buildings and 1 single-family residence on eastern half of development
- 1402 S. Park Street (Tentative) - Demolition Permit - Demolish former Truman Olson Army Reserve Center for future street extension
- 4927 & 1224 Felland Road - Certified Survey Maps - Creating 2 lots in Town of Burke (Extraterritorial) and 2 outlots for Water Utility in City

- Upcoming Matters - November 19, 2012

- 6002 Cottage Grove Road - PUD-GDP to PUD(PD)-SIP - Construct 58,000 square-foot grocery store in Grandview Commons Town Center
- 5925 Sharpsburg Drive - PUD-GDP to PUD(PD)-SIP - Construct approximately 3,800 square-foot multi-tenant retail building in Grandview Commons Town Center
- 6002 Cottage Grove Rd. & 5901-5939 Sharpsburg Drive, et al - Final Plat of Town Center Addition to Grandview Commons, creating 18 single-family lots, 4 lots for retail

and mixed-use development, and 1 lot for a future City library branch
- 1329 W. Dayton Street - PUD-SIP Alteration - Amend zoning text to increase
occupancy of units in existing apartment building

ANNOUNCEMENTS

ADJOURNMENT