



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Approved PLAN COMMISSION

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Monday, February 18, 2013

5:30 PM

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

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**\*\*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 FEBRUARY 4, 2013 MEETING

February 4, 2013: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

March 4, 18 and April 8, 22, 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. [28849](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of Henry Vilas Zoo, located at 702 South Randall Avenue.
2. [28921](#) Authorizing City officials and staff to enter into, accept and execute any and all documents needed to convert the existing unopened South Side Way (f.n.a. Raywood Road) right-of-way into developable park land to allow for the construction of a FEMA supported emergency weather event safe room within the Highland Manor manufactured home community.
3. [28939](#) SUBSTITUTE Authorizing an exchange of lands between the City of Madison and Cherokee Park, Inc., to correct title to a portion of Cherokee Marsh North and a portion of Cherokee Golf Course.  
Note: Items 4 and 5 should be considered together.
4. [28945](#) Effectuating the settlement agreement and stipulation in pending tax litigation between The Lamar Company, LLC, Lamar Outdoor Advertising of Janesville, and Lamar Central Outdoor, LLC v. City of Madison, Dane County Circuit Court Cases No. 2011-CV-2201, No. 2010-CV-2615, No. 2009-CV-2695, No. 2008-CV-2390, No. 2007-CV-0928 and No. 2005-CV-0794, and granting limited exceptions to the billboard ban.
5. [28946](#) Approving a Stipulation and Settlement Agreement with The Lamar Company, LLC, Lamar Outdoor Advertising of Janesville, and Lamar Central Outdoor, LLC (collectively, "Lamar"), and authorizing the City Attorney to execute the same, authorizing the City to enter into a lease with Lamar, and authorizing staff to permit Lamar to trim certain vegetation.
6. [28958](#) Authorizing the Mayor and City Clerk to execute a Lease with Deacon Housing, LLC for a portion of the City's East Rail Corridor located adjacent to 2304-2308 Atwood Avenue.

## **NEW BUSINESS**

7. [29111](#) Plan Commission approval of a Transportation Demand Management (TDM) Plan for the approved University of Wisconsin Hospital development in the American Center at 4602 Eastpark Boulevard; 17th Ald. Dist.

**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, Subdivisions and Related Requests**

8. [28790](#) Approving the preliminary plat and final plat of Hawks Woods Estates located at 2033-2055 Woods Road; 1st Ald. Dist.  
To be referred to March 4, 2013 at the request of the applicant  
Note: Items 9 and 10 should be considered together
9. [28941](#) Creating Section 28.06(2)(a)3657. 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); creating Section 28.022 - 0027 of the Madison General Ordinances rezoning property from PD(SIP) Planned Development (Specific Implementation Plan) District and creating Section 28.06(2)(a)3658 of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District; and creating 28.022 - 00028 of the Madison General Ordinances rezoning property from Amended PD(GDP) Planned Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Replatting 103 existing lots and various outlots on the plat of "Grandview Commons" into 101 single family lots, 6 two family lots and 5 outlots. 3rd Aldermanic District; 457 North Star Drive, et al.
10. [29099](#) Approving the preliminary plat and final plat of Second Addition to Grandview Commons generally located at 457 North Star Drive; 3rd Ald. Dist.  
Note: Items 11 and 12 should be considered together.
11. [28944](#) Creating Section 28.022 -- 00030 of the Madison General Ordinances rezoning property from TR-C2 (Traditional Residential - Consistent District 2) District to TR-V1 (Traditional Residential - Varied District 1) District. Proposed Use: Demolish single-family residence to allow construction of four-unit apartment building; 5th Aldermanic District; 2224 Regent Street.
12. [29091](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a four-unit apartment building to be constructed at 2224 Regent Street; 5th Ald. Dist.

**Conditional Use/ Demolition Permits**

13. [29087](#) Consideration of a conditional use to allow construction of outdoor eating areas for a restaurant in a grocery store at 1221 Williamson Street; 6th Ald. Dist.
14. [29089](#) Consideration of a conditional use to establish a food processing facility in recently approved building at 1219 N. Sherman Avenue; 12th Ald. Dist.
15. [29108](#) Reconsideration of a conditional use to allow construction of an addition and major exterior alterations to an existing office building with an outdoor eating area for future restaurant tenant at 25 W. Main Street; 4th Ald. Dist.
- Note: The Plan Commission shall consider a motion to reconsider its February 4, 2013 action on this project. If the motion to reconsider is approved, the Plan Commission shall refer the matter to a future meeting to allow the required public hearing notices to be sent prior to the Plan Commission taking action on this conditional use application.

**Pacific Cycle-Related Requests**

Note: Items 16 and 17 should be considered together during one public hearing. Item 18 should be considered during a separate public hearing.

16. [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.
17. [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.
18. [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.

**Item to be Placed on File**

19. [21604](#) Creating Section 28.06(2)(a)3523 of the Madison General Ordinances rezoning property from C Conservancy District to M1 Limited Manufacturing District. Proposed Use: Construct State of Wisconsin Joint Preservation Facility; 18th Aldermanic District; 402 Troy Drive.
- Note: Staff recommends that this zoning map amendment be placed on file without prejudice. The need to rezone this property was obviated by the conferral of CI-Campus Institutional District zoning on the State-owned property as part of the comprehensive rezoning of the City that took effect on January 2, 2013.

The State has consented to this ordinance being placed on file per the attached message from Bill Peterson dated February 13, 2013 in the legislative file.

## **BUSINESS BY MEMBERS**

## **COMMUNICATIONS**

## **SECRETARY'S REPORT**

### **- 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

### **- Upcoming Matters - March 18, 2013**

- 2704 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence to allow construction of new residence on lakefront
- 233 Langdon Street - Conditional Use - Convert fraternity house into 12 apartments with religious society offices
- 1417 Morrison Street - Conditional Use - Construct an addition over 500 square feet to an existing single-family residence and construct a new accessory building on a lakefront property

## **ANNOUNCEMENTS**

## **ADJOURNMENT**