



City of Madison

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

Agenda - Amended PLAN COMMISSION

This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at www.madisoncitychannel.tv.

Monday, May 6, 2013

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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

MINUTES OF THE APRIL 22, 2013 MEETING

April 22, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

May 20 and June 3, 17, 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. [29736](#) Vacation/Discontinuance of a portion of N. Park Street, lying adjacent to Lot 1, Block 2, Madison Original Plat, being located in part of the Southwest one-quarter (1/4) of the Southwest one-quarter (1/4) Section 14, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (8th AD)

And authorizing the Mayor and City Clerk to accept public dedication for N. Park Street, being a part of Lot 10, Block 1, Madison Original Plat being located in part of the Southwest one-quarter (1/4) of the Southwest one-quarter (1/4) Section 14, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (8th AD)

And approving a maintenance agreement between the City of Madison and University of Wisconsin for the University of Wisconsin to maintain private improvements within the N. Park Street public right of way. The Mayor and City Clerk are hereby authorized and directed to execute an agreement between The City of Madison and University of Wisconsin for the Maintenance of portions of the N. Park Street public right of way.

Note: A PDF containing the approved plans for the renovation of the Memorial Union can be found as an attachment to this legislative file ("Proposed Memorial Union Site Plans_800 Langdon St.pdf").

2. [29881](#) Authorizing the execution of an Underground Utility Easement and Easement Release to Madison Gas and Electric Company across a portion of Henry Vilas Zoo property, located at 702 S. Randall Avenue.
3. [29920](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and FHB Investments LLC for the purchase of parcels located at 5102 and 5152 Femrite Drive, 3101 and 3218 Dairy Drive, 4949 Prairie Dock Drive, 45 Marsh Court and 2698 I 90-39 for the location of a fire station and firefighter development center, the transfer of 45 Marsh Court to the Storm Water Utility and an amendment to the 2013 Capital Budget to provide funds for the purchase of the parcels.

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.

Tax Incremental Finance District Amendment

4. [29897](#) Resolution approving the third amendment to the project plan and boundary for Tax Incremental District (TID) #32 (Upper State Street).
- Note: Due to the size of the Blight Study, only certain sections of that document were included in the Plan Commission's printed materials. The full study may be found as an attachment to this legislative file.

Zoning Text Amendments

5. [29671](#) Amending various sections of Chapter 28 of the Madison General Ordinances to comply with Wis. Admin. Code § NR 116.
6. [29731](#) Amending various chapters of the Madison General Ordinances to update obsolete references to the Zoning Code.
7. [29850](#) Amending Section 28.151 of the Madison General Ordinances to eliminate the zoning prohibition against street-facing automobile repair bays.

Zoning Map Amendments/Subdivisions

Note: Items 8-10 should be considered together.

8. [29422](#) Creating Section 28.022 - 00046 of the Madison General Ordinances rezoning property from Temp A (Temporary Agriculture) and SR-C1 (Suburban Residential - Consistent District 1) District to TR-C3 (Traditional Residential - Consistent District 3) District; and creating Section 28.022 - 00047 of the Madison General Ordinances rezoning property from Temp A (Temporary Agriculture), TR-C3 (Traditional Residential - Consistent District 3) and SR-C2 (Suburban Residential - Consistent District 2) District to CN (Conservancy District). 1st Aldermanic District; 7960 Raymond Road
9. [29417](#) Approving the preliminary plat and final plat of Wolfe Addition to Hawks Creek generally located at 7960 Raymond Road; 1st Ald. Dist.
10. [29630](#) Vacation/Discontinuance of Jeffy Trail right-of-way located in part of the SE ¼ of the NE ¼ of Section 3, Township 06 North, Range 08 East, in the City of Madison, Dane County, Wisconsin. (1st AD)
- Note: Items 11 and 12 should be considered together.
11. [29464](#) Creating Section 28.022 -- 00049 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) District to SE (Suburban Employment) District. Proposed Use: BioAg Gateway Replat, creating 4 lots for future office/employment uses; 1 outlot for future development and converting existing private streets to public streets; 16th Aldermanic District; 5202-5402 Graham Place; 5402-5502 Fen Oak.

12. [29418](#) Approving the preliminary plat and final plat of BioAg Gateway Replat generally located at 5202-5402 Graham Place and 5402-5502 Fen Oak Drive, et al; 16th Ald. Dist.
Note: Items 13 and 14 should be considered together.
13. [29644](#) Creating Section 28.022 -- 00050 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U1 (Traditional Residential - Urban District 1) District.
9th Aldermanic District; 9601 Elderberry Road
14. [29561](#) Approving the preliminary plat of Highlands Community generally located at 9601 Elderberry Road; 9th Ald. Dist.
Note: Items 15 and 16 should be considered together.
15. [29643](#) SUBSTITUTE. Creating Section 28.022 - 00052 of the Madison General Ordinances rezoning property from A (Agricultural) District to TE (Traditional Employment) District and creating Section 28.022 - 00053 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U2 (Traditional Residential-Urban District 2) District and creating Section 28.022 - 00054. of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-C3 (Traditional Residential - Consistent District 3) District. Proposed Use: Royster Clark Development, creating 54 residential lots, 3 lots for employment and mixed use buildings, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots. No development is proposed at this time. 15th Aldermanic District; 310-402 Cottage Grove Road and 904 Dempsey Road.
16. [29562](#) Approving the preliminary plat and final plat of Royster Clark Development generally located at 310-402 Cottage Grove Road and 904 Dempsey Road; 15th Ald. Dist.
17. [29645](#) Creating Section 28.022 -- 00051 of the Madison General Ordinances rezoning property from PD-SIP (Planned Development- Specific Implementation Plan) District to Amended PD-SIP (Amended Planned Development - Specific Implementation Plan) District. Proposed Use: Construct addition to Door Creek Church to include two 300-seat worship venues, meeting rooms, and office space, and construct additional parking. 3rd Aldermanic District; 6602 Dominion Drive

Conditional Use/ Demolition Permits

18. [29563](#) Consideration of a demolition permit to allow demolition of a retail building and construction of a medical office building at 2635 University Avenue; 5th Ald. Dist.
19. [29564](#) Consideration of a demolition permit and conditional use to allow an existing single-family residence to be demolished and a new residence to be constructed on a lakefront property at 1001 Woodward Drive; 18th Ald. Dist.

20. [29565](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a new single-family residence to be constructed at 5236 Harbor Court; 19th Ald. Dist.
21. [29566](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a new single-family residence to be constructed at 311 Highland Avenue; 5th Ald. Dist.
22. [29567](#) Consideration of a conditional use to allow construction of a telecommunications facility/ tower at 1314 Parkside Drive; 17th Ald. Dist.
23. [29724](#) Consideration of a demolition permit to allow the street-facing facade of an existing automobile dealership building to be removed and an addition to the building to be constructed at 6525 Odana Road; 19th Ald. Dist.

LATE - NEW BUSINESS

24. [30068](#) Plan Commission communication to the Landmarks Commission regarding the proposed designation of a meeting house/ boarding house at 511 N. Carroll Street as a local landmark.

SECRETARY'S REPORT

- Upcoming Matters - May 20, 2013

- Election of Chair and Vice-Chair
- 1924 Atwood Avenue - PD-GDP to PD-SIP - Construct 50-unit apartment building
- 3370 Burke Road - Extraterritorial Final Plat - Wood Ger, creating 9 commercial lots, 1 lot for an existing single-family residence, and 1 lot for future other development in the Town of Burke
- 1030 Vilas Avenue - Conditional Use - Construct accessory building exceeding permitted size with accessory dwelling unit
- 418 E. Wilson Street - Conditional Use - Construct walk-up service window for a restaurant
- 1437 Morrison Street - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence and 2 accessory buildings on a lakefront property
- 10 Whitefish Court, generally - PD-SIP Alteration - Amend zoning text for Lots 1-53 and Lots 83-226 of Door Creek subdivision to allow the construction of one accessory building per lot
- 201 S. Bedford Street - PD-SIP Alteration - Add 59th dwelling unit and modify bike parking for approved apartment building under construction
- 1218 Artisan Drive - Demolition Permit - Demolish fire-damaged single-family residence with no proposed use

- Upcoming Matters - June 3, 2013

- 915 Haywood Drive - Demolition Permit - Demolish auto repair business to construct office building
- 1723 Waldorf Boulevard - PD-GDP to PD-SIP - Construct multi-family building complex containing 80 apartment units in 2 buildings
- 2919 University Avenue - Demolition Permit and Conditional Use - Demolish office building to construct private parking facility for an off-site bakery

- 1018 Mound Street - Demolition Permit and PD-SIP Alteration - Demolish two-family residence to allow construction of playground for daycare
- 5324 Loruth Terrace - Demolition Permit Follow-up - Approval of plans for single-family home on lot created by 2006 CSM/Demolition
- 2318 Atwood Avenue - Conditional Use - Convert residential/commercial building into two-family residence

BUSINESS BY MEMBERS

ANNOUNCEMENTS

ADJOURNMENT