



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, July 8, 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**

### **COMMUNICATIONS, DISCLOSURES AND RECUSALS**

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

### **MINUTES OF THE JUNE 17, 2013 MEETING**

June 17, 2013: <http://madison.legistar.com/Calendar.aspx>

### **SCHEDULE OF MEETINGS**

July 22 and August 5, 26, 2013

### **SPECIAL ITEM OF BUSINESS**

- Plan Commission appointment to the Long Range Transportation Planning Committee

**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. [30616](#) Vacation/Discontinuance of a public alley from S Mills St to S Brooks St as platted by Greenbush Addition to Madison, being located in part of the Northwest one-quarter (1/4), of the Southeast one-quarter (1/4) of Section 23, Town 07 North, Range 09 East, City of Madison, Dane County, Wisconsin. (13th AD)
2. [30623](#) Authorizing the Mayor and City Clerk to execute a Lease with James G. Montgomery for a portion of the City's East Rail Corridor located adjacent to 2312-2314 Atwood Avenue.

**NEW BUSINESS**

3. [29351](#) Accepting a Selection Committee's recommendation of the Gorman & Company, Inc. proposal for the purchase and redevelopment of City-owned properties located at 2504, 2507 and 2340 East Washington Avenue (Union Corners) and authorizing the execution of a Purchase and Sale Agreement with Gorman & Company, Inc. for the purchase and redevelopment of these properties.
4. [30603](#) Directing city staff to further explore the recommendations set forth in the attached documents and draft ordinance changes as appropriate according to the report on Alcohol License Management and Business 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.

**Zoning Map Amendment**

5. [30568](#) Creating Section 28.022 -- 00062. of the Madison General Ordinances rezoning property from DR-2 (Downtown Residential 2) District to UMX (Urban Mixed Use) District. Proposed Use: No change; this amendment corrects a

mapping error. Comprehensive Plan Recommendation: Mansion Hill Residential Sub-District; 2nd Aldermanic District; 240 W. Gilman.

### **Zoning Text Amendments**

6. [30451](#) Amending Section 28.067(3)(a) and Section 28.068(3)(a) of the Madison General Ordinances to establish front yard setback standards appropriate for buildings smaller than those regulated by Sec. 33.24(4)(f).
7. [30452](#) SUBSTITUTE Creating Section 28.031(2)(d) of the Madison General Ordinances to allow for an exception to the sidewall offset requirement for single family homes.

### **Extraterritorial Subdivision**

8. [29710](#) Approving the final plat of Wood Ger Development generally located at 3370 Burke Road, Town of Burke, within City of Madison's Extraterritorial Plat Approval Jurisdiction.  
Note: To be referred to July 22, 2013 at the request of the applicant

### **Alterations to Planned Development-Specific Implementation Plans**

9. [30336](#) Consideration of an alteration to a Planned Development-Specific Implementation Plan for a previously approved mixed-use building at 313 N. Frances Street to allow 9 of the 31 apartments to contain a bedroom without windows; 4th Ald. Dist.
10. [30337](#) Consideration of an alteration to a Planned Development-Specific Implementation Plan to allow commercial space in an existing mixed-use building to be converted into 6 additional apartments at 1-7 Hawks Landing Circle; 1st Ald. Dist.

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

11. [30333](#) Consideration of a conditional use to convert an existing apartment building into a single-family residence and bed and breakfast at 1615 Summit Avenue; 5th Ald. Dist.
12. [30335](#) Consideration of a demolition permit to allow two single-family residences at 4702-4710 Femrite Drive to be razed to facilitate future expansion of a distribution facility; 16th Ald. Dist.
13. [30334](#) Consideration of a demolition permit and conditional use to allow a single-family residence and auto repair shop to be demolished for the construction of a mixed-use building containing 2,300 square feet of retail and 21 apartments at 2620 Monroe Street and 665 Knickerbocker Street; 13th Ald. Dist.

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- Upcoming Matters - July 22, 2013**

- 529-557 State Street, 431-441 N. Frances Street and 432 W. Gilman Street - UMX to DC, Demolition Permit and Conditional Use - Demolish apartment building and mixed-use hotel/ retail building to allow construction of a mixed-use building containing approximately 22,000 square feet of commercial space, 7,000 square feet of flex space, and 329 apartments
- 9414 Silicon Prairie Parkway - A to TR-U1, Certified Survey Map Referral, and Pioneer Neighborhood Dev. Plan Amendment - Change land use recommendation from Employment and rezone 10 acres of site for future multi-family development and subdivide property into 2 lots
- Zoning Text Amendment - Allow taxicab and limousine businesses as conditional uses in the TE district (ID 30692)
- Zoning Text Amendment - Create an exception to the parking placement site standards for lots that are 20 acres or larger in the IL zoning district (ID 30711)
- Zoning Text Amendment - Amend "Multi-Family Complex" to "Residential Building Complex" (ID 30723)
- Zoning Text Amendment - Prohibit ground-floor residential dwellings in certain Downtown and Urban Districts (ID 30724)
- 2802 Monroe Street - Zoning Map Correction – TSS to TR-C4 - Rezone two-family dwelling
- 666 Crandall Street - Zoning Map Correction – TSS to TR-C4 - Rezone single-family dwelling
- 2820 Monroe Street - Zoning Map Correction – TSS to TR-C4 - Rezone two-family dwelling
- 668 Pickford Street - Zoning Map Correction – TSS to TR-C4 - Rezone single-family dwelling
- 2902 Monroe Street - Zoning Map Correction – TSS to TR-C4 - Rezone single-family dwelling
- 605 E. Washington Avenue & 5 S. Blair Street - Conditional Use - Construct outdoor eating area for a restaurant and parking lot modifications for site containing adjacent residence
- 6698 Odana Road - Demolition Permit and Conditional Use - Demolish bank and construct multi-tenant retail building with vehicle access service window
- 4323 East Towne Boulevard - Conditional Use – Planned Multi-Use Site - Construct restaurant with outdoor eating area at East Towne Mall
- 420 Gammon Place - Demolition Permit - Demolish restaurant to construct a multi-tenant retail building
- 2101 Darwin Road - Conditional Use - Convert former auto repair business into an auto rental facility
- 712 Harrison Street and 1902 Monroe Street - Demolition Permit - Demolish single-family residence to allow construction of an addition to an existing mixed-use building containing 4 new dwelling units and 900 square feet of new retail space

**- Upcoming Matters - August 5, 2013**

- 210 S. Brooks Street - Alteration to PD District - Amend general development plan and approve specific implementation plan to convert school into apartments and construct new apartment building with 128 total units
- 1613-1721 N. Sherman Ave & 1713 Schlimgen Avenue - Demolition Permit and Conditional Use - Demolish two single-family residences to allow construction of an addition to Well #7

- 2021 E. Johnson Street - Conditional Use - Construct oversized accessory building in TR-C4 zoning
- 114 Van Deusen Street - Conditional Use Alteration - Modify playground and eliminate parking space for existing Montessori school
- 4938 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront property
- 1801 Beld Street - Demolition Permit Follow-up - Approval of plans for a two-family residence following a 2005 demolition approval

## **ANNOUNCEMENTS**

## **ADJOURNMENT**