



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, August 26, 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 AUGUST 5, 2013 MEETING

August 5, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

September 16, 30 and October 14, 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. [31021](#) Authorizing the execution of a Public Sanitary Sewer Access Easement Agreement with Krupp-Grove LLC pertaining to property located at 5225 University Avenue.
2. [31084](#) Authorizing the acceptance of ownership from Meadowood Neighborhood Association of a "Little Free Library" located within Meadowood Park at 5800 Thrush Lane.
3. [31102](#) Authorizing the execution of an easement to the City of Sun Prairie for public pedestrian/bicycle path purposes across lands within the City of Madison's North-East Greenspace and adjacent Stormwater Utility lands, located south of Hoepker Road and west of U.S. Highway 151.

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 Increment Financing Districts

4. [31073](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #43 (Park / Drake), City of Madison.
5. [31076](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #44 (Royster Clark), City of Madison.

Note: The executive summary of the blight studies for proposed TIDs 43 and 44 are included in the printed materials for this legislative file. The full blight studies for each district are attached to the respective legislative file and are available for viewing online through the City's Legislative Information Center. If a member of the Plan Commission requires a printed copy of the full blight studies, please contact Planning Division staff prior to the meeting.

Zoning & Other Ordinance Text Amendments

6. [30888](#) Amending Section 28.132(1) and creating Section 28.132(2)(e) of the Madison General Ordinances to allow unheated porches no larger than 14' x16' to encroach into the rear yard setback.

Note: Alternate language for this text amendment ordinance has been drafted by staff. At the time the agenda was finalized, staff was awaiting sponsorship of a substitute

ordinance. In either event, the staff-proposed language will be presented to the Plan Commission as either a substitute ordinance or proposed alternate ordinance.

7. [31086](#) Amending Section 28.151 and Section 7.51(2) of the Madison General Ordinances to allow for larger Bed and Breakfast establishments.
8. [31098](#) Amending Sections 28.151 and 28.211 of the Madison General Ordinances to create a definition and regulations for ATMs in the Zoning Code.
9. [31108](#) Amending Sections 28.142 and 28.211 of the Madison General Ordinances to update various landscaping and screening requirements and create a definition for hedges.
10. [31110](#) Amending Section 33.24(4)(f) of the Madison General Ordinances to eliminate overlap between the Big Box Ordinance and the new zoning code.

Conditional Uses/ Demolition Permits

11. [30664](#) Consideration of a demolition permit and conditional use to allow demolition of a retail building and construction of a restaurant with vehicle access service window at 698 S. Whitney Way; 19th Ald. Dist.
12. [30134](#) Consideration of a demolition permit and conditional use to allow two single-family residences located at 1701 and 1713 Schlimgen Avenue and existing Water Utility Well No. 7 at 1613 N. Sherman Avenue to be demolished and a new, larger Well 7 to be constructed; 12th Ald. Dist.
13. [31017](#) Consideration of a conditional use to allow construction of an accessory building exceeding 800 square feet of floor area on a SR-C2-zoned property with a home occupation at 1634 Baker Avenue; 19th Ald. Dist.
14. [31018](#) Consideration of a demolition permit to allow existing greenhouse and retail buildings to be demolished with no proposed alternative use at 2600 W. Beltline Highway; 14th Ald. Dist.

Extraterritorial Subdivision

15. [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.

Zoning Map Amendments & Related Requests

Note: Items 16 and 17 should be referred to the September 16 Plan Commission meeting and September 17, 2013 Common Council meeting to allow revised public hearing notices to be provided.

16. [30899](#) Creating Section 28.022 -- 00068. of the Madison General Ordinances rezoning property from DR-2 (Downtown Residential 2) District to UMX (Urban Mixed Use) District.
Proposed Use: Demolish medical office building to construct mixed-use

- building containing 7,700 square feet of commercial space and
50 apartments
4th Aldermanic District
425 West Washington Avenue
17. [30974](#) Consideration of a demolition permit and conditional use to allow an existing medical office building to be demolished to allow construction of a mixed-use building containing 7,700 square feet of commercial space and 50 apartments at 425 W. Washington Avenue; 4th Ald. Dist., which requires approval of a conditional use for additional height in Area C of the Additional Height Areas Map (Sec. 28.071(2)(b)).
18. [30952](#) Creating Section 28.022 - 00069 of the Madison General Ordinances rezoning property from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD (GDP) Planned Development (General Development Plan) District, and creating Section 28.022 - 00070 rezoning property from Amended PD (GDP) Planned Development (General Development Plan) District to Amended PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Amend the general development plan and approve a specific implementation plan to convert Longfellow School into apartments and construct a new apartment building with 128 total units; 13th Aldermanic District: 210 South Brooks Street.
19. [30980](#) Creating Section 28.022 -- 00071 of the Madison General Ordinances rezoning property from CI (Campus Institutional) District to TR-C2 (Traditional Residential - Consistent District 2) District. Proposed Use: No Change; Correction to Mapping Error; 13th Aldermanic District, 1110 Edgewood Avenue.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - September 16, 2013

- Zoning Text Amendment - Add "Tourist Rooming House" to the Zoning Code (ID 31136)
- 610 John Nolen Drive - Conditional Use - Construct 111-room hotel in planned multi-use site (in Urban Design Dist. 1)
- 2917 CTH MN - Extraterritorial Certified Survey Map - Create 4 lots in the Town of Pleasant Springs
- 1019 Jonathan Drive - Conditional Use - Animal daycare and boarding facility in an existing building
- 401 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront property
- 2801 Atwood Avenue - Conditional Use Alteration - Request to remove a condition prohibiting sale of beer at a service station
- 1118 Sherman Avenue - Conditional Use - Construct addition to a single-family residence on lakefront property

- Upcoming Matters - September 30, 2013

- 2802 Monroe Street - Zoning Map Correction – TSS to TR-C4 - Downzone two-family residence
- 666 Crandall Street - Zoning Map Correction – TSS to TR-C4 - Downzone single-family residence
- 2820 Monroe Street - Zoning Map Correction – TSS to TR-C4 - Downzone two-family residence
- 668 Pickford Street - Zoning Map Correction – TSS to TR-C4 - Downzone single-family residence
- 2902 Monroe Street - Zoning Map Correction – TSS to TR-C4 - Downzone single-family residence
- 2502 Jeffy Trail - Conditional Use Alteration - Amend Residential Building Complex to reduce density and revise building types
- 1220-1236 Mound Street - TR-C4 to PD-GDP-SIP and Final Plat - Construct 3 new single-family residences along St. James Ct. in rear yards of existing Mound Street residences, and St. James Cottage Homes plat, creating 7 residential lots
- 105-113 S. Mills Street & 1020-1022 Mound Street - Demolition Permit and PD-SIP to Amended PD-SIP - Demolish 6 residential structures and approve amended specific implementation plan to construct new apartment building with 74 units
- 89 East Towne Mall - Conditional Use - Construct electric vehicle charging station in East Towne Mall parking lot
- 1028 Sherman Avenue - Conditional Use - Construct new accessory building on lakefront property
- 2154 West Lawn Avenue - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot

ANNOUNCEMENTS**ADJOURNMENT**