



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, September 30, 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 SEPTEMBER 16, 2013 MEETING

September 16, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

October 14 and November 4, 18, 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. [31557](#) Authorizing the release of a public right-of-way reservation that encumbers the property located at 3394 E. Washington Avenue.
2. [31639](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Mount Olive Evangelical Lutheran Church for the purchase of property located at 4018 Mineral Point Road for the location of a Midtown police station and an amendment to the 2013 Capital Budget to provide \$30,000 for earnest money and buyer's contingencies.

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

3. [30729](#) SUBSTITUTE. Creating Section 28.022 -- 00063 of the Madison General Ordinances rezoning property from TSS (Traditional Shopping Street) District to TR-V1 (Traditional Residential-Varied 1) District. Proposed Use: No Change; Map Correction; 13th Aldermanic District; 2802 Monroe Street.
4. [30730](#) SUBSTITUTE. Creating Section 28.022 -- 00064 of the Madison General Ordinances rezoning property from TSS (Traditional Shopping Street) District to TR-V1 (Traditional Residential - Varied 1) District. Proposed Use: No Change; Map Correction; 13th Aldermanic District; 666 Crandall Street.
5. [30731](#) SUBSTITUTE. Creating Section 28.022 -- 00065 of the Madison General Ordinances rezoning property from TSS (Traditional Shopping Street) District to TR-V1 (Traditional Residential - Varied 1) District. Proposed Use: No Change; Map Correction; 13th Aldermanic District; 2820 Monroe Street.
6. [30736](#) SUBSTITUTE. Creating Section 28.022 -- 00066 of the Madison General Ordinances rezoning property from TSS (Traditional Shopping Street) District to TR-C2 (Traditional Residential - Consistent 2) District. Proposed Use: No Change; Map Correction; 13th Aldermanic District; 668 Pickford Street.
7. [30737](#) SUBSTITUTE. Creating Section 28.022 -- 00067 of the Madison General Ordinances rezoning property from TSS (Traditional Shopping Street) District to TR-C2 (Traditional Residential-Consistent 2) District. Proposed Use: No

Change; Map Correction; 13th Aldermanic District; 2902 Monroe Street.

Note: Items 8 and 9 should be considered together.

8. [31425](#) Creating Section 28.022 -- 00072 of the Madison General Ordinances to amend a Planned Development District to approve an Amended Specific Implementation Plan to allow demolition of 6 residential structures and construction of a new apartment building with 74 units at 105-113 S. Mills Street and 1020-1022 Mound Street; 13th Aldermanic District.
9. [31306](#) Consideration of a demolition permit to allow 6 residential structures to be demolished as part of the approval of a Planned Development-Specific Implementation Plan for the construction of a 74-unit apartment building at 105-113 S. Mills Street and 1020-1022 Mound Street; 13th Ald. Dist.
Note: Items 10 and 11 should be considered together.
10. [31426](#) Creating Section 28.06(2)(a)00075. of the Madison General Ordinances rezoning property from TR-C4 (Traditional Residential - Consistent District 4) District to PD(Planned Development) District and approving a general development plan and specific implementation plan to allow 3 new single-family residences to be constructed along St. James Court in the rear yards of existing Mound Street residences at 1220-1236 Mound Street; 13th Aldermanic District
11. [31305](#) Approving the final plat of St. James Cottage Homes located at 1220-1236 Mound Street; 13th Ald. Dist.

Conditional Use/ Demolition Permits

12. [31312](#) Consideration of a conditional use to allow construction of an electric vehicle charging station in the parking lot of East Towne Mall on land generally addressed as 89 East Towne Mall; 17th Ald. Dist.
13. [31313](#) Consideration of a conditional use to construct an accessory building on a lakefront property at 1028 Sherman Avenue; 2nd Ald. Dist.
14. [31314](#) Consideration of a conditional use to allow construction of an accessory building exceeding 10 percent of the area of the lot at 2154 West Lawn Avenue; 13th Ald. Dist.

Zoning & Other Ordinance Text Amendments

15. [31453](#) Amending Sections 28.151 and 28.211 of the Madison General Ordinances to allow overnight sleeping in tents or in other temporary portable shelters as an accessory use of a religious institution or a nonprofit organization in specific districts.
Note: Items 16 and 17 should be considered together.
16. [31481](#) Amending Sections 28.135(2) and 28.211 of the Madison General Ordinances to provide an exception to the street frontage rule for lots adjacent to a park

17. [31482](#) Amending 16.23(8)(d)2. of the Madison General Ordinances in the Land Subdivision Regulations to provide an exception to the street frontage rule for lots adjacent to a park.
18. [31483](#) Amending Chapter 28 Zoning Districts - Site Standards to allow outdoor cooking as a permitted accessory use to a location that prepares food and creating a definition in Sec. 28.211 of the Madison General Ordinances for outdoor cooking operation.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - October 14, 2013

- 10203 Mineral Point Road - SR-C1 & SR-V2 to TR-C3 & TR-U1 and Preliminary Plat and Final Plat of Birchwood Point, creating 230 single-family residential lots, 1 lot for future multi-family development, 41 public outlots, and 1 outlot to be maintained privately (to be referred to November 4, 2013)
- Zoning Text Amendment - Add "Tourist Rooming House" to the Zoning Code
- Zoning Text Amendment - Adding Community Living Arrangements with more than 15 residents as a conditional use in TSS and CC-T districts
- 801 Erin Street - Demolition Permit, Conditional Use and TR-C2 to TR-C3 - Demolish single-family residence and construct new residence in TR-C3 zoning and construct accessory building exceeding 10 percent of the area of the lot
- 702 N. Midvale Boulevard - Amended PD-GDP-SIP - Amend Planned Development plans to allow the redevelopment of the "north wing" of Hilldale Shopping Center to convert enclosed retail spaces into open air spaces
- 4698 Eastpark Boulevard - Final Plat - The American Center – Hanson Second Addition, creating 1 lot for future development and 1 outlot for existing private drive
- 5402 Voges Road - Demolition Permit - Relocate single-family residence to allow construction of an office building
- 1403 Gilson Street - Demolition Permit and Conditional Use - Demolish partially collapsed commercial building and construct new building for a taxi business in the TE district
- 3051 E. Washington Avenue - Demolition Permit - Demolish restaurant with no proposed alternative use
- 554 W. Main Street - Conditional Use Alteration - Amend the conditions of approval for an existing outdoor eating area

- Upcoming Matters - November 4, 2013

- 900 John Nolen Drive - Conditional Use - Construct mixed-use building with 18,000 square feet of office space and 80 apartment units
- 502 Apollo Way - PD-GDP to PD-SIP - Construct 105-unit apartment building
- 5817 Halley Way - Amended PD-GDP-SIP - Amend general development plan and specific implementation plan for senior residential community to add dwelling units and potential office space and daycare
- 3802 Packers Avenue - SR-C1 to PD-GDP - Approval of a general development plan for a future senior independent living and assisted-living development
- 1316 Hooker Avenue - Conditional Use Alteration - Convert former pool into 3 additional dwelling units in an existing apartment building
- 633-711 W. Badger Road - Demolition Permit and Conditional Use - Demolish car wash to create outdoor recreation area for existing place of worship

- 610 Highland Avenue - Conditional Use Alteration - Construct addition to existing parking structure at University Hospital

ANNOUNCEMENTS

ADJOURNMENT