



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, November 4, 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 OCTOBER 14, 2013 MEETING

October 14, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

November 18 and December 2, 16, 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. [31777](#) Accepting a Permanent Easement for Fiber Optic Facilities from the Board of Regents of the University of Wisconsin System across property located at 451 South Pleasant View Road.
2. [31828](#) Accepting a Warranty Deed, at no cost to the City of Madison, from Joseph Donnino, Jr., Donald L. Jones and Thayer Properties, LLC, dedicating land for public right-of-way purposes, for the property located at 698 South Whitney Way.
3. [31874](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of the Central Park, located at 202 South Ingersoll Street.
4. [31934](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of the Near West Lakeside Sanitary Replacement 2014 along Lake Mendota from N Henry St to N Frances St. (2nd AD)
5. [31959](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of the City Water Utility Reservoir #106 property, located at 126 Glenway Street.
6. [31976](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Larry Skaar for 16.8 acres of land located at 3310 County Highway AB in the Town of Blooming Grove.

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

Note: Items 7 and 8 should be considered together.

7. [31423](#) Creating Section 28.022 -- 00077 of the Madison General Ordinances rezoning property from TR-C2 (Traditional Residential - Consistent District 2) District to TR-C3 (Traditional Residential - Consistent District 3) District. Proposed Use: Demolish single-family residence and construct new residence in TR-C3 zoning. 13th Aldermanic District; 801 Erin Street

8. [31545](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a new residence to be constructed at 801 Erin Street; 13th Ald. Dist.
Note: Items 9-11 should be considered together.
9. [31951](#) Amending the Pioneer Neighborhood Development Plan to revise the land use recommendation for an approximately 81.3-acre parcel located on the south side of Mineral Point Road adjacent to Silicon Prairie Business Park from Low-Density Residential uses, Low- to Medium-Density Residential uses and Park, Drainage and Open Space uses to Low-Density Residential uses, Medium-Density Residential uses and Park, Drainage and Open Space uses.
10. [31427](#) Creating Section 28.022 - 00073 of the Madison General Ordinances rezoning 10203 Mineral Point Road, 9th Aldermanic District from SR-C1 (Suburban Residential - Consistent District 1) District and SR-V2 (Suburban Residential - Varied District 2) District to TR-C3 (Traditional Residential - Consistent District 3) District; and
Creating Section 28.022 - 00074 of the Madison General Ordinances rezoning property from SR-C1 (Suburban Residential - Consistent District 1) District, and SR-V2 (Suburban Residential - Varied District 2) District to TR-U1 (Traditional Residential - Urban District 1) District. Proposed Use: 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. 9th Aldermanic District; 10203 Mineral Point Road.
11. [31307](#) Approving the preliminary plat and final plat of Birchwood Point located at 10203 Mineral Point Road; 9th Ald. Dist.
Note: Items 12 and 13 should be considered together.
12. [31862](#) Amending the Northport-Warner Park-Sherman Neighborhood Plan to recommend medium-density residential uses on the central portion of the approximately 19.46-acre Keller property located generally west of Packers Avenue and north of Tennyson Lane.
13. [31734](#) Creating Section 28.022 - 00081 of the Madison General Ordinances to change the zoning of property located at 3802 Packers Avenue, 12th Aldermanic District from SR-C1 (Suburban Residential - Consistent 1) District to PD(GDP) Planned Development (General Development Plan) District for a future senior independent living and assisted-living development.
14. [31735](#) Creating Section 28.022 - 00084 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan, and creating Section 28.022 - 00085 to amend a Planned Development District to approve an Amended Specific Implementation Plan to allow dwelling units and potential office space and a daycare to be added to a senior residential community at 5817 Halley Way, 3rd Aldermanic District.

15. [31742](#) Creating Section 28.022 -- 00082 of the Madison General Ordinances to rezone 502 Apollo Way, 3rd Aldermanic District from Planned Development District (General Development Plan) to Planned Development District (Specific Implementation Plan) to allow construction of a 105-unit apartment building.

Zoning Text Amendments

16. [31717](#) Repealing and recreating Sec. 28.143, amending Secs. 28.032, 28.061, 28.072, 28.082, 28.091 28.098(6), 28.134(2) & (3), 28.183(8) & (10)(a), 28.206, 28.211, 17.08(2), 17.12(2)(b)5. and (2)(d) and creating Secs. 28.148 and 28.074(4)(d) of the Madison General Ordinances to comply with new Wis. Stat. §§ 66.0404 and 66.0406.
17. [31718](#) Amending Sections 28.138(4)(a) and (5)(a) of the Madison General Ordinances to clarify the term lakefront side of a building in the Zoning Code.
18. [31719](#) Amending Section 28.137 of the Madison General Ordinances to allow conforming detached residential units in planned multi-use sites in applicable zoning districts.
19. [31720](#) SUBSTITUTE Amending Section 28.082(1) of the Madison General Ordinances to allow indoor recreation and outdoor recreation as a conditional use in various Employment Districts.
20. [31721](#) Amending Section 28.084(4) of the Madison General Ordinances to correct a problem with the site standard regulations for corner buildings in the Traditional Employment (TE) District.

Conditional Use & Demolition Permits

21. [31541](#) Consideration of a conditional use to allow construction of a mixed-use building containing 18,000 square feet of office space and 80 apartment units in the SE (Suburban Employment) zoning district at 900 John Nolen Drive; 14th Ald. Dist.
22. [31684](#) Consideration of a major alteration to an existing conditional use-residential building complex to allow a former indoor pool to be converted into 3 additional dwelling units in an apartment building at 1316 Hooker Avenue; 12th Ald. Dist.
23. [31685](#) Consideration of a demolition permit and conditional use to allow demolition of car wash and construction of an outdoor recreation area at 711 W. Badger Road to serve an adjacent place of worship at 633 W. Badger Road; 14th Ald. Dist.
24. [31686](#) Consideration of a major alteration to an existing conditional use to allow construction of an addition to a parking structure at University Hospital, 610 Highland Avenue; 5th Ald. Dist.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Upcoming Matters - November 18, 2013**

- Hoyt Park Area Joint Neighborhood Plan
- 901-1001 Sugar Maple Lane - A to SR-C1 & TR-U1, Demolition Permit and Preliminary Plat - Demolish 3 single-family residences for the plat of Sugar Maple, creating 44 single-family lots, 2 lots for future multi-family development and 2 outlots for public stormwater management
- 2401 Allied Drive, et al - PD to TR-C3 - Rezone Lots 4-28 of Mosaic Ridge for construction of planned single-family homes
- 1146-1148 Williamson Street - TR-V2 to TSS - Zoning Map Correction
- 4824 High Crossing Blvd. & 2501 East Springs Drive - Conditional Use Alteration - Expand previously approved automobile sales facility lot
- 633 N. Henry Street - PD-SIP Alteration - Construct pool as part of rooftop terrace of previously approved apartment building
- 622-632 Howard Place - Demolition Permit and Conditional Use - Demolish 6-unit and 13-unit apartment buildings to construct 33-unit apartment building
- 1206 Northport Drive - Demolition Permit - Demolish dormitory to create additional open space at Lake View Hill Park
- 1002 S. Whitney Way - Conditional Use - Establish auto repair shop in existing building with vehicle sales and auto part sales
- (Tentative) 3302 Packers Avenue - Conditional Use Alteration - Approve design modifications to previously approved mixed-use building

- Upcoming Matters - December 2, 2013

- 1838 Camelot Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront property
- 5510 Lake Mendota Drive - Conditional Use - Construct accessory building on a lakefront lot

ANNOUNCEMENTS**ADJOURNMENT**