



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, January 13, 2014

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 DECEMBER 16, 2013 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: January 27 and February 10, 24, 2014

Note: Staff continues to work with the Commission on scheduling a discussion about the first year of the new Zoning Code and an optional orientation on the new code for interested members.

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. [32222](#) Authorizing the Mayor and the City Clerk to execute a Partial Release of a Permanent Limited Easement for Public Storm Water Management Purposes pertaining to Lot 77, Second Addition to Hawk's Creek, now known as Mill Creek Condominium plat, located at 8201 Mill Creek Drive.

2. [32583](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(1) and 10.35, Madison General Ordinances by changing the name of a portion of Wisconsin Avenue to Wisconsin Place beginning at Langdon Street proceeding northwesterly to its terminus 126 feet northwesterly of the northwesterly line of Langdon Street. (2nd AD)

3. [32633](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of the Cannonball Path Phase 5, a new multi-purpose (bicycle and pedestrian) path from the current improved end of the path lying approximately 750 feet northeast of the West Beltline Highway frontage road to the intersection with Fish Hatchery Road. (14th AD)

4. [32652](#) Authorizing the execution of a Release of an Off-Site Advertising Sign Restriction to Plan D Investment LLC and Apex Investment Group VIII LLC, for their properties located at 6201 and 6109 Odana Road, respectively.

5. [32671](#) Authorizing the execution of an Underground Utility Easement to TDS Telecom Service Corporation, Charter Communications-CCVIII Operating, LLC, and Wisconsin Power and Light Company across a portion of Waldorf Park, located at 1736 Waldorf Boulevard.

NEW BUSINESS

6. [32477](#) Accepting the Madison Municipal Building Conceptual Schematic Design Study by Isthmus Architecture, Inc.

Copies of the Introduction and Executive Summary sections of the study are included in the Plan Commission materials for this meeting. The full 116-page study and appendices have been attached to the legislative file for this item.

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 7-9 should be considered together.

7. [31820](#) SUBSTITUTE Creating Section 28.06(2)(a)00086. of the Madison General Ordinances to rezone property from A (Agricultural) District to TR-C3 (Traditional Residential - Consistent 3) District; and creating Section 28.06(2)(a)00087. of the Madison General Ordinances to rezone property from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District to demolish 3 single-family residences and create 44 single-family lots, 2 lots for future multi-family development and 2 outlots for public stormwater management at 901-1001 Sugar Maple Lane, 1st Aldermanic District.
8. [31682](#) Consideration of a demolition permit to allow three single-family residences at 901, 953 and 1001 Sugar Maple Lane to be demolished as part of the development of the Sugar Maple residential subdivision; 1st Ald. Dist.
9. [31683](#) Approving the preliminary plat of Sugar Maple on property located at 901-1001 Sugar Maple Lane; 1st Ald. Dist.
Note: Items 10 and 11 should be considered together.
10. [32265](#) Creating Section 28.022 -- 00091 of the Madison General Ordinances to change the zoning of property located at 149 East Wilson Street, 4th Aldermanic District, from UMX (Urban Mixed Use) District to DC (Downtown Core) District to allow demolition of an office building and construction of a mixed-use building with 9,100 square feet of commercial space and 127 apartments.
11. [32124](#) Consideration of a demolition permit and conditional use to allow an office building to be demolished and a mixed-use building containing 9,100 square feet of commercial space and 127 apartment units to be constructed at 149 E. Wilson Street; 4th Ald. Dist
12. [32267](#) Creating Section 28.022 -- 00092 of the Madison General Ordinances to change the zoning of property located at 409 East Washington Avenue, 6th Aldermanic District, from UMX (Urban Mixed Use) District to DR-1 (Downtown Residential 1) District to convert an existing commercial building to a single-family residence.

Note: Items 13-15 should be considered together.

13. [32634](#) Amending the Northport-Warner Park-Sherman Neighborhood Plan to recommend medium-density residential uses on the west-central portion of the approximately 19.46-acre Keller property located generally north of Tennyson Lane and east of a future extension Eliot Lane.
14. [32269](#) Creating Section 28.022 -- 00095 of the Madison General Ordinances to change the zoning of property located at 1902 Tennyson Lane, 12th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to SR-V2 (Suburban Residential-Varied 2) District to provide zoning for the future development of 72 apartment units in 2 buildings and 24 single-family lots
15. [32627](#) Consideration of a conditional use for a residential building complex to allow construction of 72 apartments in 2 buildings at 1902 Tennyson Lane; 12th Ald. Dist.
16. [32270](#) Creating Section 28.022 -- 00093 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan to allow future construction of 8 townhouse units in 2 buildings on the site of an existing pool at 7102 Discovery Lane, 7th Aldermanic District.

Note: Item 16 should be referred to January 27, 2014 at the request of the applicant.
17. [32271](#) Creating Section 28.022 -- 00094 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and a Specific Implementation Plan to construct a mixed use building with 2,000-15,000 square feet of commercial space and 82 apartments and approve an Amended General Development Plan for an adjacent future 38-unit apartment building at properties located at 5851 Gemini Drive and 841 Jupiter Drive, 3rd Aldermanic District.

Conditional Use & Demolition Permits

18. [31303](#) Consideration of a major alteration to an approved conditional use for a residential building complex at 2502 Jeffy Trail; 1st Ald. Dist. to reduce the density and revise the building types in the Mill Creek Condominiums development.
19. [31830](#) Consideration of a demolition permit to allow a former dormitory in Lake View Hill Park to be demolished to create additional open space; 1206 Northport Drive; 18th Ald. Dist.

Note: Item 19 should be referred to a future meeting at the request of the applicant.
20. [32276](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in floor area on a TR-C2-zoned property at 1717 Kendall Avenue; 5th Ald. Dist.

21. [32277](#) Consideration of a conditional use to allow construction of an accessory building exceeding 10 percent of the area of the lot at 1210 Vilas Avenue; 13th Ald. Dist.
22. [32278](#) Consideration of a demolition permit to allow an existing single-family residence to be demolished and a new single-family residence to be constructed at 580 Toepfer Avenue; 11th Ald. Dist.
23. [32279](#) Consideration of a major alteration to an approved conditional use to allow the second phase of renovation of the Memorial Union and conversion of an existing parking lot into "Alumni Park" at 800 Langdon Street; 8th Ald. Dist.
24. [32280](#) Consideration of a major alteration to an existing conditional use to allow construction of a three-story addition to an existing fraternity/ lodging house on a lakefront property at 627 N. Lake Street; 8th Ald. Dist.
Note: Items 25 and 26 should be considered together.
25. [32129](#) Consideration of a conditional use for a residential building complex to allow construction of 286 apartment units in 8 buildings generally located at 9414 Silicon Prairie Parkway; 9th Ald. Dist.

Land Division Referral

26. [32531](#) Approving a revised Certified Survey Map of property owned by NEW WEI, LLC generally located at 9414 Silicon Prairie Parkway; 9th Ald. Dist.

Extraterritorial Land Division

27. [32283](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating three lots at 2510 W. Beltline Highway and 2714 W. Badger Road, Town of Madison.

BUSINESS BY MEMBERS**SECRETARY'S REPORT**

- Staff introduction of proposed future zoning text amendment regarding mission houses and daytime shelters for potential Plan Commission sponsorship

- Upcoming Matters - January 27, 2014

- Northeastern quadrant of Elderberry & Schewe roads - Attachment from Town of Middleton - Attach 20.7 acres to the City for future residential development and grant authorization to petition to amend the Central Urban Service Area

- 130 E. Gilman Street - Certified Survey Map Referral - Create lots for existing residence and UW Lifesaving Station; dividing a landmark property and creating a deep residential lot

- 17-25 N. Webster Street & 201 E. Mifflin Street - DR-1 to UMX, Demolition Permit and Conditional Use - Demolish 2 two-family residences, a four-unit apartment building and a five-unit apartment building to allow construction of a 58-unit apartment building

- 901-945 E. Washington Avenue & 902-946 E. Main Street - Demolition Permit - Demolish 3 buildings and a portion of a fourth to construct an addition to an existing five-story building and surface parking
- 7102 Discovery Lane - Amended PD-GDP to allow future construction of 8 townhouse units in 2 buildings on site of existing pool
- 2029-2037 S. Park Street and 2032 Taft Street - TR-C4 to TR-V2, Demolition Permit and Conditional Use - Demolish 3 single-family residences to allow construction of a residential building complex containing 11 townhouse units in 2 buildings in Urban Design Dist. 7
- 5899-5901 Milwaukee Street - A to TR-P and TR-U1 and Preliminary and Final Plat - North Addition to Grandview Commons, creating 190 single-family lots, 8 lots for four-unit residences, 12 lots for two-family-twin residences, 2 lots for 200 future multi-family units and 11 outlots for public park & stormwater management and private open space
- 80 White Oaks Lane - A to SR-C1 and Preliminary Plat - White Oak Ridge, creating 8 single-family lots and 1 outlot for private open space
- Zoning Text Amendment - Create MGO Section 28.149 and amend MGO Section 28.151 to regulate wind energy systems
- Zoning Text Amendment - Amend MGO Sections 28.032, 28.033, 28.045(2) and 28.151 and create MGO Section 28.045(2)(b) to allow two-family twin dwelling units in the TR-C4 district
- Zoning Text Amendment - Amend MGO Section 28.182(5)(a)4.a to establish the order of zoning districts from most to least restrictive
- Zoning Text Amendment - Amend MGO Sections 28.183(6)(a)9 to create design-based criteria of approval for a conditional use
- 5708 Odana Road - Demolition Permit - Demolish commercial building and construct auto repair and preparation facility
- 3419-3437 Vilas Road - Extraterritorial Certified Survey Map - Create 2 lots and 1 outlot in the Town of Cottage Grove
- 1908-1910 Dondee Road - Conditional Use - Construct two-family-twin residence
- 1914-1916 Dondee Road - Conditional Use - Construct two-family-twin residence
- 1920-1922 Dondee Road - Conditional Use - Construct two-family-twin residence

- Upcoming Matters - February 10, 2014

- (Tentative) Accepting the report of the Lamp House Block Ad Hoc Planning Committee
- 3009 University Avenue and 3118 Harvey Street - TR-U1 to CC-T, Conditional Use Alteration and Certified Survey Map Referral - Rezone a portion of 3118 Harvey Street, approve a two-lot CSM revising common line between properties, and construct carports in the rear yards of existing mixed-use building and apartment building (in Urban Design Dist. 6)
- 802-854 E. Washington Avenue - Conditional Use - Construct mixed-use building with 170,000 square feet of commercial space and 254 dwellings units
- 2405 Vondron Road - Temp. A to IL - Provide zoning for recently attached property to be developed with an office building
- 2410 Willard Avenue - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot

ANNOUNCEMENTS

ADJOURNMENT