



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, June 9, 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.**

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Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntawv ua lwm yam los sis lwm cov kev pab kom siv tau qhov kev pab, kev ua num los sis kev pab cuam no, thov hu rau tus xov tooj hauv qab no tam sim no.

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 MAY 12, 2014 MEETING

May 12, 2014: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

June 23 and July 7, 28, 2014

SPECIAL ITEM OF BUSINESS

- Plan Commission appointments to the Long Range Transportation Planning Committee and Joint Southeast Campus Area 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. [34012](#) Discontinuing/Vacating of a portion of Clymer Place, an alley, from the existing east right-of-way of North Mills Street to the west right-of-way of North Brooks Street, being part of University Addition to Madison located in the Southwest 1/4 of the Northwest 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (8th AD)
2. [34026](#) Authorizing the acceptance of ownership from Bay Creek Neighborhood Association of a "Little Free Library" located within Brittingham Park at 710 South Shore Drive.
3. [34233](#) Authorizing the acceptance of ownership from Hawk's Landing Neighborhood Association of a "Little Free Library" located within Hill Creek Park at 9833 Soaring Sky Run.
4. [34266](#) Authorizing the acceptance of ownership from Marquette Neighborhood Association of a "Boulder with Great Neighborhoods Plaque" located within Central Park at 202 S. Ingersoll Street.
5. [34278](#) Authorizing the acceptance of an Offer to Sell Real Estate Agreement for the purchase of property located at 6503 Cottage Grove Road, Madison, Wisconsin.
6. [34292](#) Authorizing the execution of a Private Storm Sewer Easement Agreement with J.H. Findorff & Sons, Inc. for an easement within Brittingham Park, located at 622 North Shore Drive.
7. [34297](#) Authorizing the execution of a Private Access Easement Agreement with J.H. Findorff & Sons, Inc. for an easement within Brittingham Park, located at 622 North Shore Drive.

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 8 and 9 should be considered together.

8. [33845](#) Creating Section 28.022 - 00128 of the Madison General Ordinances to change the zoning of property located at 504 West Main Street, 4th Aldermanic District, from DR-2 (Downtown Residential 2) District to UMX (Urban Mixed Use) District to construct a mixed-use building at 502 and 504 West Main Street containing 3,200 square feet of retail space and 18 apartments.
9. [33675](#) Consideration of a demolition permit to allow demolition of a single-family residence and a mixed-use building and construction of a new mixed-use building containing 3,200 square feet of commercial space and 18 apartments at 502-504 W. Main Street; 4th Ald. Dist.

Note: Items 10-12 should be considered together.
10. [33847](#) Creating Section 28.022 -- 00130 of the Madison General Ordinances to change the zoning of properties located at 2052 Woods Road and 9603 Mid Town Road, 1st Aldermanic District, from A (Agricultural), SR-C1 (Suburban Residential-Consistent 1) and SR-C2 (Suburban Residential-Consistent 2) Districts to TR-C2 (Traditional Residential - Consistent 2) District.
11. [34261](#) Consideration of a demolition permit to demolish a single-family residence at 9603 Mid Town Road, 1st Ald. Dist. as part of the rezoning and platting of the Hawks Valley subdivision.
12. [33694](#) Approving the preliminary plat and final plat of Hawks Valley generally located at 9603 Mid Town Road and 2052 Woods Road; 1st Ald. Dist.
13. [33848](#) Creating Section 28.022 -- 00129 of the Madison General Ordinances to change the zoning at properties located at 301 and 302 Samuel Drive, 9th Aldermanic District, from Planned Development District (General Development Plan) to Planned Development District (Specific Implementation Plan) to allow construction of a 174-unit apartment building at 302 Samuel Drive and a two-family-twin residence at 301 Samuel Drive.

Subdivisions

14. [33915](#) Approving the preliminary plat and final plat of Aspen Grove generally located at 1901 Hawks Ridge Drive; 1st Ald. Dist.

Conditional Use & Demolition Permits

15. [33466](#) Consideration of a conditional use for a residential building complex to allow construction of 146 apartment units in 4 buildings on Lot 2 of the approved Paragon Place final plat, generally addressed as 9601 Elderberry Road; 9th Ald. Dist.

Note: Item 15 should be referred indefinitely at the request of the applicant.

16. [33467](#) Consideration of a demolition permit and conditional use to demolish 3 existing apartment buildings and construct 12-story mixed-use building with 2,100 square feet of retail space and 148 apartments at 425-435 W. Johnson Street; 4th Ald. Dist.
Note: Item 16 should be referred to July 7, 2014 at the request of the applicant.
17. [33685](#) Consideration of a conditional use to allow an addition to an existing apartment building to be constructed creating 117 total dwelling units at 626 Langdon Street; 8th Ald. Dist.
18. [33902](#) Consideration of a conditional use to allow outdoor cooking and a catering business at an existing restaurant at 5502 University Avenue; 19th Ald. Dist.
19. [33907](#) Consideration of a demolition permit and conditional use to allow demolition of a two-family twin residence and construction of a neighborhood center at 1409-1411 Theresa Terrace; 20th Ald. Dist.
20. [33908](#) Consideration of a major alteration to an approved conditional use to allow construction of a detached accessory building and landscaping improvements on a lakefront lot at 5844 Thorstrand Road; 19th Ald. Dist.
21. [33910](#) Consideration of a conditional use to allow a reception hall in an existing multi-tenant commercial building in IL (Industrial-Limited) zoning at 1325 Greenway Cross; 14th Ald. Dist.
Note: Item 21 should be referred indefinitely at the request of the applicant.
22. [33914](#) Consideration of a conditional use to allow construction of an accessory building with an accessory dwelling unit at 221 S. Midvale Boulevard; 11th Ald. Dist.
23. [33921](#) Consideration of a conditional use for a limited production and processing facility in the CC-T (Commercial Corridor-Transitional) zoning district at 1900-1902 E. Washington Avenue; 12th Ald. Dist.

Land Divisions

24. [33903](#) Approving a Certified Survey Map of property owned by the Pridham Revocable Trust located at 2007 and 2011 Van Hise Avenue; 5th Ald. Dist.
25. [33904](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 6433 Nesbitt Road, Town of Verona.
26. [34346](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating four lots at 4838-4934 Felland Road, Town of Burke.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Discussion of Future Special Meeting Dates to Discuss Zoning Code Revisions**- Upcoming Matters - June 23, 2014**

- 330 E. Wilson Street - Demolition Permit and Conditional Use - Demolish office building to allow construction of mixed-use building with 1,300 square feet of commercial space and 30 apartments
- 6004 Gemini Drive - Amended PD (GDP) - Amend general development plan for Grandview Commons Town Center to expand list of potential future uses of Lot 649 (future library site)
- 8839-8947 Ancient Oak Lane - Demolition Permit and Final Plat - First Addition to Ripp Addition to Linden Park, creating 5 single-family lots following demolition of a single-family residence
- Zoning Text Amendment - Amend various sections of MGO Chapter 28 to allow Mission Houses and Daytime Shelters as principal uses of land and to add a new definition for Daytime Shelter
- Zoning Text Amendment - Amend MGO Sec. 28.091 to allow farmers markets in the Parks & Recreation District
- 1356 E. Washington Avenue - Conditional Use - Construct restaurant in TE zoning with outdoor seating area
- 912 Regent Street - Conditional Use - Construct outdoor eating area and non-accessory temporary outdoor event area for restaurant
- 4009 Felland Road - Conditional Use - Establish cheerleading instruction (arts/technical/ trade school) in IL zoning
- 5115 N. Biltmore Lane - Conditional Use - Construct rehabilitation hospital in the American Center

- Upcoming Matters - July 7, 2014

- 1910 Tennyson Lane - PD (GDP) to PD (SIP) - Construct multi-family dwelling with 70 independent units and 60 assisted living units
- 1601 Wright Street - Demolition Permit and Conditional Use - Demolish 4 residences (w/ 7 units) and construct 48 apartments in 3 buildings
- 1601 Wright Street - Preliminary Plat and Final Plat - Truax Phase II, creating 4 residential lots for CDA Truax Park
- 1202 Northport Drive - Demolition Permit and Conditional Use - Demolish existing water tower and construct new water tower
- 901-1001 Sugar Maple Lane - Conditional Use - Construct residential building complex containing 252 apartments in 10 buildings
- 2202 E. Johnson Street - Conditional Use - Construct outdoor eating area for restaurant
- 627 W. Main Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 3801 Kipp Street - Conditional Use - Construct brewery with outdoor eating area and tasting room
- 706 Williamson Street - Demolition Permit and Conditional Use - Demolish commercial building and construct mixed-use building with 7,800 square feet of commercial space and 55 apartments

ANNOUNCEMENTS**ADJOURNMENT**