



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, March 10, 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 FEBRUARY 24, 2014 MEETING

February 24, 2014: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: March 24 and April 7, 28, 2014

Special Meeting: March 17, 2014 to discuss year one of the new Zoning Code; 5:00 p.m. in Room LL-110 of the Madison Municipal Building

ROUTINE BUSINESS

1. [33137](#) 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 Irwin A. and Robert D. Goodman Path, a new

multi-purpose (bicycle and pedestrian) path and on-street bike route from the Capital City path at Marquette Street to the Marsh View path at Highway 30. (6th and 15th AD)

2. [33223](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of public sidewalk improvements along the south side of Mineral Point Road from the existing sidewalk west of the intersection of Big Sky Drive with Mineral Point Road, going west to the West Beltline Highway. (9th AD)

NEW BUSINESS

3. [33295](#) Consideration of a complaint against an approved conditional use at 1360 MacArthur Road; 17th Ald. Dist.

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.

Redevelopment Plan

4. [33134](#) Approving the Redevelopment Plan and District Boundary for the Park / Drake Redevelopment District.

Note: The redevelopment plan and executive summary for the redevelopment district blight study are included in the printed materials. The full blight study is attached to the legislative file for this request.

Annexation

5. [33170](#) Creating Section 15.01(591) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing privately owned land located at 7273 Midtown Road to the 1st Aldermanic District and assigning a temporary zoning classification of A Agricultural District, creating Section 15.02(125) of the Madison General Ordinances to assign the attached property to Ward 125, and amending Section 15.03(1) of the Madison General Ordinances to add Ward 125 to Aldermanic District 1.

Subdivisions

6. [32919](#) Approving the final plat of Sugar Maple on land addressed as 901-1001 Sugar Maple Lane; 1st Ald. Dist.
7. [32920](#) Approving a revised preliminary plat and final plat of Paragon Place on land located at 9601 Elderberry Road; 9th Ald. Dist.

Zoning Text Amendments

8. [32826](#) Amending various sections of Chapter 28 of the Madison General Ordinances allow Mission Houses and Daytime Shelters as principal uses of land and to add a new definition for Daytime Shelter.
9. [32961](#) Amending Sections 28.061, 28.072, 28.082, 28.091, 28.151 and 28.211 and creating Section 28.127 of the Madison General Ordinances to create an Alcohol Overlay District in the zoning code, create "Restaurant-Nightclub" and "Nightclub" as uses of land in the zoning code, establish supplemental regulations for "Restaurant-Tavern," "Tavern," "Restaurant-Nightclub," and "Nightclub," and to amend the definition for "Restaurant-Tavern," "Theater, Assembly hall," and "Outdoor stage, band shell, or amphitheater."
- Note: This zoning text amendment was also referred to the Alcohol License Review Committee (ALRC) for a recommendation. ALRC referred this matter at its last meeting; therefore, Item 9 shall be referred to the March 24, 2014 Plan Commission to allow the ALRC to make a recommendation on this zoning text amendment.

Conditional Use & Demolition Permits

10. [32521](#) Consideration of a conditional use to allow construction of a mixed-use building at 802-854 E. Washington Avenue that will contain 170,000 square feet of commercial space consisting of food and related goods sales, general retail, outdoor display of food and retail goods, an outdoor eating area, a private parking facility and 246 residential units in the TE-Traditional Employment zoning district within 200 feet of City-owned parks; Urban Design Dist. 8; 2nd Ald. Dist.
11. [32921](#) Consideration of a conditional use to allow construction of accessory building exceeding 800 square feet of floor area in SR-C1 and 1,000 gross square feet on a parcel with an accessory dwelling unit on a lakefront lot at 425 Woodward Drive; 18th Ald. Dist.
12. [32922](#) 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 418 Critchell Terrace; 11th Ald. Dist.
13. [32923](#) Consideration of a major alteration to an existing conditional use to allow construction of an addition to a dormitory for Edgewood College (Regina Hall) located at 945 Edgewood College Drive; 13th Ald. Dist.

Zoning Map Amendments & Related Requests

Note: Items 14-16 should be referred indefinitely pending a recommendation by the Urban Design Commission on Item 15.

14. [32796](#) Creating Section 28.022 -- 00101 of the Madison General Ordinances to rezone a portion of the property at 3118 Harvey Street, 5th Aldermanic District, from TR-U1 (Traditional Residential - Urban 1) District to CC-T (Commercial Corridor - Transitional) District to allow carports to be constructed in the rear

yards of an existing mixed-use building and apartment building and to reflect a lot line adjustment between this parcel and 3009 University Avenue.

15. [32630](#) Consideration of conditional uses for 3009 University Avenue and 3118 Harvey Street, 5th Ald. Dist., for the existing mixed-use building at 3009 University, to allow carports to be constructed for the mixed-use building, to allow construction of a driveway across 3118 Harvey to serve the mixed-use building, and to allow construction of carports for 3118 Harvey.
16. [32631](#) Approving a Certified Survey Map of property owned by Shorewood House, LLC located at 3009 University Avenue and 3118 Harvey Street; 5th Ald. Dist.
Note: Items 17 and 18 should be referred pending recommendation by the Urban Design Commission.
17. [32101](#) Creating Section 28.022 -- 00090 of the Madison General Ordinances to change the zoning of properties located at 17-25 N. Webster Street and 201 E. Mifflin Street, 2nd Aldermanic District, from DR-1 (Downtown Residential 1) District to UMX (Urban Mixed Use) District to allow 2 two-family residences, a four-unit apartment building and a five-unit apartment building to be demolished and a 58-unit apartment building to be constructed.
18. [31935](#) Consideration of a demolition permit and conditional use to allow 4 residential structures to be demolished and a 58-unit apartment building to be constructed at 17-25 N. Webster Street and 201 E. Mifflin Street; 2nd Ald. Dist.
Note: Items 19-21 should be considered together.
19. [32960](#) Amending the Tenney-Lapham Neighborhood Plan, in conjunction with a rezoning request at 710 East Mifflin Street and 124 North Livingston Street.
20. [32797](#) Creating Section 28.022 -- 00102 of the Madison General Ordinances to change the zoning of property located at 710 East Mifflin Street and 124 North Livingston Street, 2nd Aldermanic District, from PD (Planned Development) and TE and (Traditional Employment) Districts to TR-U2 (Traditional Residential-Urban 2) District to allow demolition of an industrial building and future development of property with 196 multi-family dwelling units.
21. [32794](#) Consideration of a demolition permit to allow demolition of an industrial building as part of the future development of the property with 196 multi-family dwelling units at 710 E. Mifflin Street and 124 N. Livingston Street; 2nd Ald. Dist.
Note: Items 22-24 should be considered together.
22. [32952](#) SUBSTITUTE. Creating Section 28.022 - 00103, Section 28.022 - 00104 and Section 28.022 - 00114 of the Madison General Ordinances to change the zoning of property located at 702 South Point Road, 9th Aldermanic District, from A (Agricultural), TR-C3 (Traditional Residential - Consistent 3) and PD (Planned Development) Districts to TR-P (Traditional Residential - Planned), TR-C3 (Traditional Residential - Consistent 3) and CN (Conservancy) Districts to provide zoning for 259 single-family lots, 11 lots for two-family-twin residences, and 9 outlots for public park and stormwater management and

private open space on the plat of First Addition to 1000 Oaks.

23. [32917](#) Consideration of a demolition permit to allow a single-family residence on land addressed as 702 South Point Road to be demolished as part of the development of the First Addition to 1000 Oaks residential subdivision; 9th Ald. Dist.
24. [32916](#) Approving the preliminary plat and final plat of First Addition to 1000 Oaks generally located at 702 South Point Road; 9th Ald. Dist.
Note: Items 25 and 26 should be considered together.
25. [32564](#) 2ND SUBSTITUTE Creating Section 28.06(2)(a)000098. of the Madison General Ordinances to change the zoning of property located at 5899-5901 Milwaukee Street, 3rd Aldermanic District from A (Agricultural) District and PD (Planned Development) District to TR-P (Traditional Residential-Planned) District; and creating Section 28.06(2)(a)000099 of the Madison General Ordinances to change the zoning of property located at 5899-5901 Milwaukee Street, 3rd Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District to create 199 single-family lots, 8 lots for 4-unit residences, 15 lots for 2-family-twin residences, 1 lot for 100 future multi-family units, 10 outlots to be dedicated to the City for 2 parks, an alley, stormwater management and overhead water storage, and 1 outlot for future development.
26. [32285](#) Approving the preliminary plat and final plat of North Addition to Grandview Commons located at 5899-5901 Milwaukee Street; 3rd Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - March 24, 2014

- 302 S. Bedford Street and 302-304 Dow Court - Demolition Permit and PD & UMX to Amended PD-GDP-SIP - Demolish single-family residence as part of the construction of an addition to an existing office building and separate 80-unit apartment building with shared parking
- 2219 Monroe Street and 1000 Edgewood College Drive - Campus-Institutional District Master Plan - Adopt Campus-Institutional (CI) zoning Master Plan for Edgewood Campus School, Edgewood High School and Edgewood College
- Zoning Text Amendment - Amend MGO Section 28.139 to change the proximity to a park conditional use review trigger from 200 feet to "immediately adjacent" to the park
- Zoning Text Amendment - Create an exception in the TE district, MGO Section 28.084(4)(d), regarding parking between a building and the street for buildings that abut 3 or more streets
- 1801 Legacy Lane - Zoning Map Correction – TR-C4 to SR-C3 - Rezone vacant lot for future two-family-twin residence (Southern Ridge, Lot 31)
- 1722 Legacy Lane - Zoning Map Correction – TR-C4 to SR-C3 - Rezone vacant lot for future two-family-twin residence (Southern Ridge, Lot 15)
- 1721-23 Southern Ridge Trail - Zoning Map Correction – TR-C4 to SR-C3 - Rezone two-family-twin residence (Southern Ridge, Lot 4)
- 1801-03 Southern Ridge Trail - Zoning Map Correction – TR-C4 to SR-C3 - Rezone two-family-twin residence (Southern Ridge, Lot 3)

- 1721 Legacy Lane - Zoning Map Correction – TR-C4 to SR-C3 - Rezone two-family-twin residence (Southern Ridge, Lot 19)
- 1802 Legacy Lane - Zoning Map Correction – TR-C4 to SR-C3 - Rezone vacant lot for future two-family-twin residence (Southern Ridge, Lot 16)
- 4801 Waukesha Street - Zoning Map Correction – CN to SR-C1 - Rezone Van Hise Elementary School and Hamilton Middle School complex
- 3302-3310 Monroe Street - Zoning Map Correction – TSS to TR-V1- Rezone single-family residence and four-unit multi-family building, respectively
- 2602 Arbor Drive - Zoning Map Correction – TSS to TR-U1- Rezone 32-unit multi-family building
- 829 E. Washington Avenue - Conditional Use - Construct restaurant in TE zoning with outdoor seating area
- 2302 Atwood Avenue - Conditional Use - Construct walk-up service window for a restaurant
- 514 E. Wilson Street - PD-SIP/ Conditional Use Alteration - Re-approve outdoor recreation area for restaurant-tavern
- 1406 Mound Street and 116-120 S. Randall Avenue - Demolition Permit and Conditional Use - Demolish two residences to allow construction of an addition to an existing building that will exceed 10,000 square feet in floor area in a Residential District
- 711 State Street - Conditional Use - Construct outdoor eating area for restaurant tenant in University Book Store

- Upcoming Matters - April 7, 2014

- 2223 Atwood Avenue - Demolition Permit - Demolish mixed-use building to construct new mixed-use building with 1,300 square feet of retail and 5 apartments

ANNOUNCEMENTS

ADJOURNMENT