City of Madison

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

Agenda - Approved

PLAN COMMISSION

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Monday, March 24, 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 MARCH 10, 2014 MEETING

March 10, 2014: http://madison.legistar.com/Calendar.aspx

SCHEDULE OF MEETINGS

April 7, 28 and May 12, 2014

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. 33238 Authorizing the Mayor and City Clerk to execute a Second Amendment to Definitive Agreement regarding the future branch public library at Grandview Commons.

2. 33296 Authorizing the execution of a Temporary Limited Easement by the City of Madison in favor of the State of Wisconsin Department of Transportation for the reconstruction of a driveway entrance to the Yahara Hills Golf Course, in connection with the reconstruction project for the intersection of USH 12 and Millpond Road.

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.

Subdivision

3. 33456 Re-approving the preliminary plat and final plat of University Research Park-Pioneer First Addition generally located at 1004-1504 S. Pleasant View Road; 1st Ald. Dist.

Zoning Map Corrections

The following zoning map amendment ordinances (Items 4-12) have been requested by staff, property owners, or district alders to address mapping errors that have come to light since the adoption of the new zoning map on October 16, 2012. The intent of these map amendment ordinances is to provide the closest and most appropriate zoning districts to allow the existing uses of these properties to continue in a manner similar to how they have existed historically. The proposed zoning districts may not resolve bulk or design non-conformities that exist with some of these properties.

No development proposals coincide with these zoning map corrections, and any future development proposals for any of these properties may require an applicant or property owner to file an application and plans with the Department of Planning and Community and Economic Development for review and approval.

Staff recommends that Items 4-12 be approved on the consent agenda.

4. 33171 Creating Section 28.022 -- 00113 of the Madison General Ordinances to change the zoning of property located at 1801 Legacy Lane, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

5. 33172 Creating Section 28.022 -- 00112 of the Madison General Ordinances to change the zoning of property located at 1722 Legacy Lane, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

6. 33173 Creating Section 28.022 -- 00111 of the Madison General Ordinances to change the zoning of properties located at 1721-1723 Southern Ridge Trail, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

7. 33187 Creating Section 28.022 -- 00108 of the Madison General Ordinances to change the zoning of properties located at 1801-1803 Southern Ridge Trail, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

8. 33191 Creating Section 28.022 -- 00109 of the Madison General Ordinances to change the zoning of property located at 1721 Legacy Lane/1734 Sawtooth Lane, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

9. 33192 Creating Section 28.022 -- 00110 of the Madison General Ordinances to change the zoning of property located at 1802 Legacy Lane, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

10. 33193 Creating Section 28.022 -- 00105 of the Madison General Ordinances to change the zoning of property located at 4801 Waukesha Street, 11th Aldermanic District, from CN (Conservancy) District to SR-C1 (Suburban Residential - Consistent 1) District to correct a mapping error.

11. 33194 Creating Section 28.022 -- 00107 of the Madison General Ordinances to change the zoning of properties located at 3302 and 3310 Monroe Street, 13th Aldermanic District, from TSS (Traditional Shopping Street) District to TR-V1 (Traditional Residential - Varied 1) District to correct a mapping error.

12. 33195 Creating Section 28.022 -- 00106 of the Madison General Ordinances to change the zoning of property located at 2602 Arbor Drive, 13th Aldermanic District, from TSS (Traditional Shopping Street) District to TR-U1 (Traditional Residential - Urban 1) District to correct a mapping error.

Zoning Text Amendments

13. 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.

Note: Staff recommends that the Plan Commission refer Item 13 indefinitely to allow for further discussions on the proposed text amendment to occur.

14. 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.”

15. 33168 Amending Section 28.139(1) of the Madison General Ordinances to change the proximity to a park conditional use review trigger from 200 feet to “immediately adjacent” to the park.

16. 33169 Creating Section 28.084(4)(d) of the Madison General Ordinances to create an exception to the site standards rule in the TE District which prohibits parking between a building and the street for buildings that abut 3 or more streets.

Zoning Map Amendments & Related Requests

Note: Items 17 and 18 should be considered together.

17. 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)00099 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.

18. 32285 Approving the preliminary plat and final plat of North Addition to Grandview Commons located at 5899-5901 Milwaukee Street; 3rd Ald. Dist.

Note: Items 19-21 should be considered together.

19. 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.

20. 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.

21. 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 22-24 should be considered together.

22. 33437 Creating Section 28.022 - 00118 of the Madison General Ordinances to change the zoning of property located at 300 S. Bedford Street and 302-304 Dow Court, 4th Aldermanic District, from UMX (Urban Mixed-Use) District and PD (Planned Development) District to PD (Planned Development) District to allow construction of an addition to an existing office building and separate 80-unit apartment building with shared parking following demolition of a single-family residence.

23. 32924 Consideration of a demolition permit and conditional use to allow a single-family residence at 304 Dow Court to be demolished as part of the approval of a Planned Development District for 300 S. Bedford Street and 302-304 Dow Court; 4th Ald. Dist., to allow construction of an addition to an existing office building and an 80-unit apartment building with shared structured parking adjacent to Brittingham Park.

24. 33139 **SUBSTITUTE** - Discontinuing/Vacating of a portion of Dow Court from W. Wilson Street southeasterly to the current southerly terminus, being part of Dow Replat located in the Northwest 1/4 of the Southeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (4th AD)

Note: Items 25 and 26 should be considered together.

25. 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.

26. 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.

Edgewood Campus Master Plan

27. 33434 Creating Section 28.022 -- 00117 of the Madison General Ordinances to adopt a Campus-Institutional (CI) District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School, generally addressed as 2219 Monroe Street and 829-1000 Edgewood College Drive, 13th Aldermanic District, as an integral part of the Zoning Code.

Conditional Use/ Demolition Permits/ Planned Development Alterations

28. 33073 Consideration of a conditional use to construct a restaurant in the TE-Traditional Employment zoning district with an outdoor seating area at 829 E. Washington Avenue; 6th Ald. Dist.

29. 33074 Consideration of a conditional use for a walk-up service window for a restaurant at 2302 Atwood Avenue; 6th Ald. Dist.

30. 33075 Consideration of an alteration to an approved Planned Development-Specific Implementation Plan and conditional use for an outdoor recreation area for a restaurant-tavern at 514 E. Wilson Street; 6th Ald. Dist.

31. 33076 Consideration of a demolition permit to allow two residences at 116 and 120 S. Randall Avenue to be demolished and a conditional use to allow construction of an addition to an existing building at 1406 Mound Street that will exceed 10,000 square feet in floor area in a Residential District; 13th Ald. Dist.

32. 33084 Consideration of a conditional use for an outdoor eating area for a restaurant tenant at University Book Store, 711 State Street; 8th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Notice of upcoming board, committee and commission training opportunities

- 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
- Zoning Text Amendment - Amend MGO Section 28.151 to allow Housing Cooperatives to obtain conditional use approval to increase number of bedrooms beyond what is allowed in TR-V1 & TR-V2

- Upcoming Matters - April 28, 2014

- 2046-2050 E. Johnson Street - NMX to PD(GDP-SIP) - Convert auto repair facility into “tiny house” workshop and residential community for 9 units, with retail space and accessory gardens and greenhouse
- 7102 US Highway 12 & 18 - Temp. A, CN and PD to PD (GDP-SIP) - Expand Dane County Rodefeld Landfill
- 617 N. Segoe Road - Demolition Permit and NMX to PD (GDP-SIP) - Demolish office building to allow construction of a 115-unit apartment building
- 8839 Ancient Oak Lane - Final Plat - Ripp Addition to Linden Park, creating 25 single-family lots, 1 outlot for future development and 1 outlot for stormwater management
- 721 S. Gammon Road - Demolition Permit and Conditional Use - Demolish existing

and construct new gas station and convenience store
- 432 S. Gammon Road - Demolition Permit and Conditional Use - Demolish bank and construct restaurant with vehicle access sales & service window
- 3002 Dairy Drive - Conditional Use - Construct outdoor recreation facility in IL zoning
- 906 West Shore Drive - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot
- 6901 Old Sauk Court - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 901 Applegate Road - Conditional Use - Establish restaurant in IL zoning
- 5006 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront lot
- 29 Hiawatha Circle - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 1438 Morrison Street - Conditional Use - Convert existing accessory building exceeding 10 percent of the area of the lot into an accessory dwelling unit
- 601 North Street - Conditional Use - Construct outdoor eating area for restaurant-tavern

ANNOUNCEMENTS

ADJOURNMENT