



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, April 28, 2014

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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**\*\*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 ntauv 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 APRIL 7, 2014 MEETING

April 7, 2014: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

May 12 and June 9, 23, 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. [33526](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the City of Madison to obtain the land interests required for the construction of the Hwy 151/Lancaster Water Main Crossing and Booster Station 115 Pipeline Improvements projects. The Hwy 151/Lancaster Water Main Crossing project is located within the Rattman's Neighborhood Development Plan between Hwy 151 and Eastpark Blvd located in part of the Northwest Quarter of the Southeast Quarter and also located in part of the Southwest Quarter of the Northeast Quarter of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin. The Booster Station 115 Pipeline Improvements project is located in the Hanson Road Neighborhood Development Plan north of Hayes Road between Portage Road and Interstate 90/94 in part of the Southwest Quarter of the Northwest Quarter and also in part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 08 North, Range 10 East, in the City of Madison and the Town of Burke, Dane County, Wisconsin and the authority of the Mayor and City Clerk to sign all documents necessary to accomplish the acquisition of said land interests (17th AD).
2. [33557](#) Authorizing the Mayor and City Clerk to execute a lease with Teresa P. Ouabel and Rachid Ouabel for a portion of the City's East Rail Corridor located adjacent to 2302 Atwood Avenue.

## NEW BUSINESS

3. [33533](#) Amending Section 16.25(4) of the Madison General Ordinances to update the City of Madison's Official Map as defined by the current City of Madison corporate boundary legal description on file with the City Engineer, the extraterritorial jurisdiction limits provided by Wis. Stat. § 236.10 (1) (b) 2, and any and all agreements with adjacent towns, villages, cities, or the state.

## Corridor Plan

4. [32635](#) Adopting the University Avenue Corridor Plan and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*.

Note: The Plan Commission was provided the materials for this matter with its April 7 meeting packet. With the exception of a revised staff report that addresses various editorial comments received since the previous report was issued, all of the materials are the same. All of the materials for this request are attached to the legislative file.

**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.

**Tax Incremental Financing District**

5. [33609](#) Approving the Amendment of the Project Plan for Tax Incremental District (TID) #35 (Todd Drive), City of Madison.

**Zoning Map Amendments & Related Requests**

6. [33390](#) Creating Section 28.022 -- 00116 of the Madison General Ordinances to change the zoning of property located at 2046-2050 East Johnson Street, 12th Aldermanic District, from NMX (Neighborhood Mixed-Use) District to PD (Planned Development) District to convert an auto repair facility into a "tiny house" workshop and residential community for 9 units, with retail space and accessory gardens and greenhouse.

Note: Items 7 and 8 should be referred to May 12, 2014 to allow the applicant to submit additional information for staff review and for a recommendation to be made by the Urban Design Commission.

7. [33394](#) Creating Section 28.022 -- 00115 of the Madison General Ordinances to change the zoning of property located at 617 North Segoe Road, 11th Aldermanic District, from NMX (Neighborhood Mixed-Use) District to PD (Planned Development) District to demolish an office building to allow construction of a 115-unit apartment building.
8. [33220](#) Consideration of a demolition permit to allow an office building to be demolished as part of a Planned Development for a 115-unit apartment building at 617 N. Segoe Road; 11th Ald. Dist.
9. [33591](#) Creating Section 28.022 - 00126 and 28.022 - 00127 of the Madison General Ordinances to change the zoning of property generally addressed as 7102 US Highway 12 & 18, 16th Aldermanic District, from Temp A (Agricultural) District, CN (Conservancy) District and PD (Planned Development) District to Amended PD (GDP-SIP) (Planned Development (General Development Plan-Specific Implementation Plan) District to allow expansion of the Dane County Rodefild Landfill

**Conditional Use & Demolition Permits**

10. [33221](#) Consideration of a demolition permit and conditional use to allow an existing gas station and convenience store to be demolished and a new gas station and convenience store to be constructed at 721 S. Gammon Road; 19th Ald.

Dist.

11. [33429](#) Consideration of a demolition permit and conditional use to allow a bank to be demolished and a restaurant with a vehicle access sales and service window to be constructed at 432 S. Gammon Road at West Towne Mall; 9th Ald. Dist.
12. [33452](#) Consideration of a conditional use to allow construction of an outdoor recreation facility in the IL(Industrial-Limited) zoning district at 3002 Dairy Drive; 16th Ald. Dist.
13. [33453](#) Consideration of a conditional use to allow construction of an accessory building exceeding 10 percent of the area of the lot at 906 West Shore Drive; 13th Ald. Dist.
14. [33459](#) 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 6901 Old Sauk Court; 19th Ald. Dist.
15. [33460](#) Consideration of a conditional use to establish a restaurant in IL (Industrial-Limited) zoning district at 901 Applegate Road; 14th Ald. Dist
16. [33461](#) Consideration of a conditional use to construct an accessory building on a lakefront property at 5006 Lake Mendota Drive; 19th Ald. Dist.
17. [33462](#) 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 29 Hiawatha Circle; 10th Ald. Dist.
18. [33463](#) Consideration of a conditional use to convert an existing accessory building exceeding 10 percent of the area of the lot into an accessory dwelling unit at 1438 Morrison Street; 6th Ald. Dist.
19. [33464](#) Consideration of a conditional use to construct an outdoor eating area for a restaurant-tavern at 601 North Street; 12th Ald. Dist.

#### Subdivision

20. [33465](#) Approving the final plat of Ripp Addition to Linden Park on land addressed as 8839 Ancient Oak Lane; 1st Ald. Dist.

#### Zoning Text Amendments

21. [33535](#) Amending Sec. 28.211 of the Madison General Ordinances to change the definition of Brewpub in order to allow the manufacture of up to 10,000 barrels of fermented malt beverages per year on premises and to allow the machine-capping of containers.
22. [33559](#) Creating Section 28.186(4) of the Madison General Ordinances to establish a deadline for site and building plan compliance.

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- Upcoming Matters - May 12, 2014**

- 501-517 Commerce Drive - A and PD to Amended PD(GDP-SIP) - Construct Phase III of All Saints Campus, with 50 age-restricted apartments, 60-unit community-based residential facility and common facilities
- 403 & 404 Schewe Road - Temp A to SR-C2 and Preliminary Plat - Autumn Ridge Reserve, creating 51 future single-family lots and 3 outlots for public stormwater management and greenway purposes
- 6401 American Parkway - Amended PD (GDP-SIP) - Construct roof-aging research farm
- 2304, 2504 & 2507 Winnebago Street - Amended PD (GDP) - Major amendment to general development plan for Union Corners to include various medical office, retail, mixed-use and residential buildings
- 6301-6313 Odana Road - Demolition Permit and SE to CC - Demolish retail building and rezone 6313 Odana Road to allow construction of an addition to retail building at 6301 Odana Road
- 4602 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish bank and construct multi-tenant retail building in Urban Design Dist. 5
- 9601 Elderberry Road (Lot 2 of Paragon Place) - Conditional Use - Construct residential building complex containing 146 apartment units in 4 buildings
- 425-435 W. Johnson Street - Demolition Permit and Conditional Use - Demolish 3 existing apartment buildings to construct mixed-use building with 2,100 square feet of retail and 148 apartments
- 80 White Oaks Lane - Final Plat - White Oak Ridge, creating 7 single-family lots
- Zoning Text Amendment - Amending MGO Section 28.005(1)(b) to create a shoreland zoning ordinance for county lands annexed after May 7 1982, as required by 2013 Wisconsin Act 80
- 3848-64 Maple Grove Drive - PD-SIP Alteration - Revise planned development to allow construction of a 42-unit apartment building
- 3026 Atwood Avenue - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C2 zoning
- 626 Langdon Street - Conditional Use - Construct addition to and renovation of existing apartment building

**- Upcoming Matters - June 9, 2014**

- 502-504 W. Main Street - Demolition Permit, Conditional Use and DR-2 to UMX - Rezone 504 W. Main St. and demolish mixed-use building and single-family residence to construct mixed-use building with 3,200 square feet of retail space and 18 apartments
- 301 & 302 Samuel Drive - PD (GDP to SIP) - Construct 174-unit apartment building at 302 Samuel Drive and a two-family-twin residence at 301 Samuel Drive
- 2052 Woods Road and 9603 Mid Town Road - A, SR-C1 and SR-C2 to TR-C2, Demolition Permit, and Preliminary Plat and Final Plat - Demolish existing single-family residence for Hawks Valley, creating 99 single-family lots and 2 outlots for public park and stormwater management

**ANNOUNCEMENTS**

**ADJOURNMENT**