



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, May 12, 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 APRIL 28, 2014 MEETING

April 28, 2014: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

June 9, 23 and July 7, 28, 2014

SPECIAL ITEM OF BUSINESS

- Plan Commission appointment to the Pedestrian/ Bicycle/ Motor Vehicle Commission

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. [33821](#) Authorizing the Mayor and City Clerk to execute a lease with Lake Monona Sailing Club, Inc. allowing for the continued use of part of Olin-Turville Park to accommodate a pier and boat hoists for private sailboats and no more than three commercial boats.
2. [33906](#) Accepting various conveyances, at no cost to the City of Madison, from the owners of six (6) properties located on Morrison Court, including warranty deeds dedicating land for public right-of-way, permanent limited easements for sloping and grading, and easement declarations for public utility purposes, for the properties located at 1241, 1242, 1244, 1245, 1252 Morrison Court and 802 South Baldwin Street.

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

3. [33590](#) Creating Section 28.022 - 00124 and Section 28.022 - 00125 of the Madison General Ordinances to change the zoning of property generally addressed as 501-517 Commerce Drive, 9th Aldermanic District, from A (Agricultural) District and PD (Planned Development) District to Amended PD(GDP-SIP) (Planned Development (General Development Plan - Specific Implementation Plan) District to allow construction of Phase III of All Saints Campus, with 50 age-restricted apartments, 60-unit community based residential facility and common facilities.
Note: Items 4 and 5 should be considered together
4. [33592](#) Creating Section 28.022 -- 00119 of the Madison General Ordinances to change the zoning of properties located at 403 and 404 Schewe Road, 9th Aldermanic District, from Temp A (Agricultural) District to SR-C2 (Suburban Residential - Consistent 2) District to provide zoning for future residential development
5. [33671](#) Approving the preliminary plat of Autumn Ridge Reserve on property generally addressed as 403 & 404 Schewe Road; 9th Ald. Dist.

Note: Items 6 and 7 should be considered together

6. [33594](#) Creating Section 28.022 - 00122 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan, and creating Section 28.022 - 00123 to amend a Planned Development District to approve an Amended Specific Implementation Plan to construct a roof-aging research farm at 6401 American Parkway, 17th Aldermanic District.
7. [33983](#) Consideration of a conditional use to allow construction of a roof-aging research farm for American Family Mutual Insurance Co. at 6401 American Parkway adjacent to North-East Park; 17th Ald. Dist.
8. [33596](#) SUBSTITUTE. Creating Section 28.022 -- 00120 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan, for properties located at 2340, 2504 and 2507 Winnebago Street - Union Corners, 6th Aldermanic District, to include various medical offices, retail, mixed-use and residential buildings
Note: Items 9-11 should be considered together.
9. [33597](#) Creating Section 28.022 -- 00121 of the Madison General Ordinances to change the zoning of property located at 6313 Odana Road, 19th Aldermanic District, from SE (Suburban Employment) District to CC (Commercial Center) District to allow construction of an addition to a retail building at 6301 Odana Road
10. [33458](#) Consideration of a demolition permit to allow a retail building at 6313 Odana Road to be demolished to accommodate construction of an addition to a retail building at 6301 Odana Road; 19th Ald. Dist.
11. [33677](#) Approving a Certified Survey Map of property owned by the District Council of Madison, Inc., Society of St. Vincent de Paul located at 6301-6313 Odana Road; 19th Ald. Dist., and modifying or removing a 42-foot building setback line adjacent to US Highways 12 and 14, which affects the proposed lot.
Note: Items 12 and 13 should be considered together
12. [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.
13. [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.

Subdivision

14. [33674](#) Approving the final plat of White Oak Ridge on land generally addressed as 80 White Oaks Lane; 20th Ald. Dist.

Conditional Use & Demolition Permits

15. [33457](#) Consideration of a demolition permit and conditional use to allow a bank to be demolished and a multi-tenant retail building to be constructed at 4602 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.
16. [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.
Note: The plans provided to the Plan Commission for Item 16 with their April 28, 2014 meeting materials have not changed and may be viewed online under Legislative File ID 33459 if members did not retain their printed materials.
17. [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 17 should be referred to June 9, 2014 pending a recommendation by the Urban Design Commission.
18. [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 18 should be referred to June 9, 2014 at the request of the applicant.
19. [33670](#) 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 3026 Atwood Avenue; 6th Ald. Dist.
20. [33685](#) Consideration of a conditional use to allow an addition to an existing apartment building to be constructed creating 119 total dwelling units at 626 Langdon Street; 8th Ald. Dist.
Note: Item 20 should be referred to June 9, 2014 pending an advisory recommendation by the Urban Design Commission on the proposed conditional use.

Zoning Text Amendments

21. [33807](#) Amending Section 28.005(1)(b) of the Madison General Ordinances to create a shoreland zoning ordinance for county lands annexed after May 7 1982, as required by 2013 Wisconsin Act 80.

Planned Development-Specific Implementation Plan Alteration

22. [33669](#) Consideration of an alteration to an approved Planned Development-Specific Implementation Plan to allow a second 42-unit multi-family residential building to be constructed and operated as rental apartments instead of condominiums at 3864 Maple Grove Drive; 7th Ald. Dist.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- 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
- 1901 Hawks Ridge Drive - Preliminary Plat and Final Plat - Aspen Grove, creating 8 single-family lots and 1 outlot for private open space
- 2007-2011 Van Hise Avenue - Certified Survey Map Referral - Revise configuration of 2 lots in the University Heights local historic district
- 1409-1411 Theresa Terrace - Demolition Permit and Conditional Use - Demolish two-family twin residence to construct neighborhood center
- 5502 University Avenue - Conditional Use - Establish catering business and outdoor cooking at existing restaurant
- 4934 Felland Road - Extraterritorial Certified Survey Map - Create 4 lots in the Town of Burke (revised request)
- 6433 Nesbitt Road - Extraterritorial Certified Survey Map - Create 2 lots in the Town of Verona
- 33-45 Nob Hill Road - Extraterritorial Certified Survey Map - Create 2 lots in the Town of Madison
- 5844 Thorstrand Road - Conditional Use Alteration - Construct detached garage and landscaping improvements on lakefront lot
- 1325 Greenway Cross - Conditional Use - Establish reception hall in existing multi-tenant retail building in IL zoning
- 221 S. Midvale Boulevard - Conditional Use - Construct detached accessory dwelling unit

- 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

ANNOUNCEMENTS**ADJOURNMENT**