



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, January 27, 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 JANUARY 13, 2014 MEETING

January 13, 2014: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

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. [32650](#) Determining a Public Purpose and necessity and adopting a Relocation Order for the City of Madison to obtain a Temporary Limited Easement for Grading and Sloping over a portion of and also purchase a portion of the Garfoot Living Trust property within the Town of Middleton (Parcel No. 038-0708-214-9000-4), being adjacent to the recorded subdivisions of Blackhawk Church Town Center Plat and Woodstone Replat No. 3, which are required for the planned public street improvements for Bear Claw Way from Brader Way to Cobalt Street, and authorizing the Mayor and City Clerk to sign all documents necessary to accomplish the acquisition of said properties. (9th AD)
2. [32748](#) Authorizing the Mayor and Clerk to execute an Offer to Purchase and approving the sale by Quit Claim Deed of 4230 Milford Road to abutting property owners Richard and Lajeane Hoffmann (the "Buyers").

NEW BUSINESS

3. [32803](#) Creating Section 15.01(591) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 9th Aldermanic District the Elderberry Attachment, creating Section 15.01(124) of the Madison General Ordinances to assign the attached property to Ward 124, and authorizing submittal of an amendment the Central Urban Service Area.

Note: Plan Commission action on the attachment of the subject property is not required, as the attachment is allowed by the City's 2002-03 intergovernmental agreement and cooperative plan with the Town of Middleton. However, the ordinance includes language authorizing staff to submit an application to the Capital Area Regional Planning Commission to amend the Central Urban Service area to add the attached lands and other properties nearby. It is anticipated that more detailed development proposals and land use entitlement requests for the subject property and other properties nearby will be submitted to the Plan Commission for review subsequently. Staff recommends the Plan Commission recommend adoption of the ordinance to the Common Council.

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 Text Amendments

4. [32704](#) Creating Section 28.149 and amending Section 28.151 of the Madison General Ordinances to regulate wind energy systems.
5. [32705](#) Amending Sections 28.032, 28.033, 28.045(2) and 28.151 and creating Section 28.045(2)(b) of the Madison General Ordinances to allow two-family twin dwelling units in the TR-C4 District.
6. [32708](#) Amending Section 28.182(5)(a)4.a. of the Madison General Ordinances to establish the order of zoning districts from most to least restrictive.
7. [32709](#) Amending Section 28.183(6)(a)9. of the Madison General Ordinances to create design-based criteria of approval for a conditional use.

Conditional Use & Demolition Permits

8. [32128](#) Consideration of a demolition permit to demolish 3 buildings and a portion of a fourth to allow construction of an addition to an existing five-story building and surface parking, all on property located at 901-945 E. Washington Avenue and 902-946 E. Main Street; Urban Design Dist. 8; 6th Ald. Dist.
9. [32281](#) Consideration of a demolition permit to allow an office building to be demolished and an auto repair and preparation facility to be constructed at 5708 Odana Road; 19th Ald. Dist.
Note: The public hearing for Item 10 was recessed at the January 13, 2014 meeting.
10. [32627](#) Consideration of a conditional use for a residential building complex to allow construction of 72 apartments in 2 buildings at 1902 Tennyson Lane; 12th Ald. Dist.
Note: Items 11, 12 and 13 are individual requests and should be considered during separate public hearings. However, all of the staff materials for these requests are contained in one set for convenience.
11. [32527](#) Consideration of a conditional use to allow construction of a two-family-twin residence at 1908-1910 Dondee Road; 16th Ald. Dist.
12. [32528](#) Consideration of a conditional use to allow construction of a two-family-twin residence at 1914-1916 Dondee Road; 16th Ald. Dist.
13. [32529](#) Consideration of a conditional use to allow construction of a two-family-twin residence at 1920-1922 Dondee Road; 16th Ald. Dist.

Zoning Map Amendments & Related Requests

Note: Items 14 and 15 should be considered together. The public hearing for these items was recessed at the January 13, 2014 meeting.

14. [32265](#) Creating Section 28.022 -- 00091 of the Madison General Ordinances to

change the zoning of property located at 149 East Wilson Street, 4th Aldermanic District, from UMX (Urban Mixed Use) District to DC (Downtown Core) District to allow demolition of an office building and construction of a mixed-use building with 9,100 square feet of commercial space and 127 apartments.

15. [32124](#) Consideration of a demolition permit and conditional use to allow an office building to be demolished and a mixed-use building containing 9,100 square feet of commercial space and 127 apartment units to be constructed at 149 E. Wilson Street; 4th Ald. Dist

Note: Items 16 and 17 should be considered together.

16. [32562](#) Creating Section 28.022 -- 00097 of the Madison General Ordinances to change the zoning of property located at 2029, 2033, 2037 South Park Street and 2032 Taft Street, 14th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to TR-V2 (Traditional Residential - Varied 2) District to demolish 3 single-family residences to allow construction of a residential building complex containing 11 townhouse units in 2 buildings in Urban Design District 7

17. [32282](#) Consideration of a demolition permit and conditional use to allow 3 single-family residences to be demolished and a residential building complex containing 11 townhouse units in 2 buildings to be constructed at 2029-2037 S. Park Street and 2032 Taft Street; Urban Design Dist. 7; 14th Ald. Dist

Note: Items 18 and 19 should be referred to the March 10, 2014 meeting at the request of the applicant.

18. [32564](#) 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 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 190 single-family lots, 8 lots for 4-unit residences, 12 lots for 2-family-twin residences, 2 lots for 200 future multi-family units and 11 outlots.

19. [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 20 and 21 should be referred to the February 10, 2014 meeting at the request of the applicant.

20. [32565](#) Creating Section 28.022 -- 00096 of the Madison General Ordinances to change the zoning of property located at 80 White Oaks Lane, 20th Aldermanic District, from A (Agricultural) District to SR-C1 (Suburban Residential - Consistent 1) District to create 8 single-family lots and 1 outlot for private open space

21. [32284](#) Approving the preliminary plat of White Oak Ridge on property generally addressed as 80 White Oaks Lane; 20th Ald. Dist.

Land Division Referrals

22. [30331](#) Approving a Certified Survey Map of property owned by the University of Wisconsin Board of Regents located at 130 E. Gilman Street; 2nd Ald. Dist.
23. [32519](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots and one outlot at 3419-3437 Vilas Road, Town of Cottage Grove.

BUSINESS BY MEMBERS**SECRETARY'S REPORT**

Members have been provided a copy of a proposed updated Plan Commission Manual for their review and comment. The updated manual is scheduled for adoption by the Commission at the February 10, 2014 meeting.

- Upcoming Matters - February 10, 2014

- Accepting the report of the Lamp House Ad Hoc Planning Committee
- 3009 University Avenue and 3118 Harvey Street - TR-U1 to CC-T, Conditional Use Alteration and Certified Survey Map Referral - Rezone a portion of 3118 Harvey Street, approve a two-lot CSM revising common line between properties, and construct carports in the rear yards of existing mixed-use building and apartment building (in Urban Design Dist. 6)
- 2405 Vondron Road - Temp. A to IL - Provide zoning for recently attached property to be developed with an office building
- Zoning Text Amendment - Amend MGO Section 28.031(2)(d) to allow for an exception to the sidewall offset requirement for two-family homes
- Zoning Text Amendment - Amend MGO Sections 28.082, 28.151 and 211 to allow sales of heavy-traffic vehicles in the IL (Industrial-Limited) and IG (Industrial-General) districts
- 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
- 802-854 E. Washington Avenue - Conditional Use - Construct mixed-use building with 170,000 square feet of commercial space and 254 dwellings units
- 2410 Willard Avenue - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot

- Upcoming Matters - February 24, 2014

- 710 E. Mifflin Street and 124 N. Livingston Street - TE & PD to TR-U2 and Demolition Permit - Demolish industrial building as part of future development of property with 196 multi-family dwelling units
- 7102 Discovery Lane - Amended PD-GDP - Amend general development plan to allow future construction of 8 townhouse units in 2 buildings on site of existing pool
- 4550 Verona Road - Conditional Use Alteration - Approve outdoor sales and display areas for existing home improvement store
- 2425 East Springs Drive - Conditional Use Alteration - Approve outdoor sales and display areas for existing home improvement store

ANNOUNCEMENTS

ADJOURNMENT