



City of Madison

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

Agenda - Approved PLAN COMMISSION

This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at www.madisoncitychannel.tv.

Monday, September 16, 2013

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.**

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.

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 AUGUST 26, 2013 MEETING

August 26, 2013: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

September 30 and October 14, 2013

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. [31179](#) Authorizing the execution of an Underground Telecommunications Line Easement to Wisconsin Bell, Inc. d/b/a AT&T Wisconsin across a portion of Cypress Spray Park, located at 902 Magnolia Lane.
2. [31239](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of the City Fire Station #13 property, located at 6350 Town Center Drive.
3. [31252](#) Authorizing the execution of a Release of an Age Deed Restriction to Atwood Courtyard LLC, for their property located at 1924 Atwood Avenue.
4. [31343](#) Accepting a Permanent Limited Easement for Public Sanitary Sewer Purposes from Linda M. Layman across a property located at 4938 Lake Mendota Drive.
5. [31401](#) Accepting a Public Sanitary Sewer Easement from David P. Pientok and Laura J. Tomasko as Co-Trustees of the Pientok-Tomasko Joint Revocable Trust dated December 31, 2008 across property located at 2704 Waunona Way.

NEW BUSINESS

6. [31386](#) Creating an ad hoc committee to advise the Plan Commission and the Common Council about an appropriate vision and special area plan for the Lamp House block.

OLD BUSINESS

7. [30661](#) Approving a Certified Survey Map of property owned by NEW WEI, LLC generally located at 9414 Silicon Prairie Parkway; 9th Ald. Dist.

Note: On July 22, 2013, the Plan Commission recommended approval of this Certified Survey Map as well as the related Pioneer Neighborhood Development Plan and rezoning of Lot 1 to TR-U1 to the Common Council subject to the comments and conditions contained in the Plan Commission materials for that meeting.

On September 3, 2013, the Common Council re-referred the Certified Survey Map back to the Plan Commission for further consideration. The July 22 staff report, legislative history and CSM are included with the Plan Commission materials for this meeting.

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.

Conditional Use/ Demolition Permits

8. [30659](#) Consideration of a conditional use to allow construction of a hotel at 610 John Nolen Drive; 14th Ald. Dist.
9. [31298](#) Consideration of a conditional use for an animal day care and boarding facility/ kennel at 1019 Jonathon Drive; 14th Ald. Dist.
10. [31299](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be razed and a new residence to be constructed on a lakefront property at 401 Woodward Drive. 18th Ald. Dist.
11. [31300](#) Consideration of a major alteration to an approved conditional use for an automobile service station/ convenience store at 2801 Atwood Avenue, 6th Ald. Dist., to remove or modify a condition of approval prohibiting the sale of alcohol.
12. [31302](#) Consideration of a conditional use to allow construction of an addition to a single-family residence on a lakefront property at 1118 Sherman Avenue; 2nd Ald. Dist.

Extraterritorial Land Division

13. [31297](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating four lots at 2891-2917 CTH MN, Town of Pleasant Springs.

Zoning Text Amendment

14. [31136](#) Amending Sections 28.032, 28.061, 28.072, 28.082, 28.091 28.151, and 28.211 of the Madison General Ordinances to add Tourist Rooming House to the Zoning Code.

Zoning Map Amendments & Related Requests

15. [30952](#) Creating Section 28.022 - 00069 of the Madison General Ordinances rezoning property from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD (GDP) Planned Development (General Development Plan) District, and creating Section 28.022 - 00070 rezoning property from Amended PD (GDP) Planned Development (General Development Plan)

District to Amended PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Amend the general development plan and approve a specific implementation plan to convert Longfellow School into apartments and construct a new apartment building with 128 total units; 13th Aldermanic District: 210 South Brooks Street.

Note: Items 16 and 17 should be considered together.

16. [30899](#) Creating Section 28.022 -- 00068. of the Madison General Ordinances rezoning property from DR-2 (Downtown Residential 2) District to UMX (Urban Mixed Use) District.
Proposed Use: Demolish medical office building to construct mixed-use building containing 7,700 square feet of commercial space and 50 apartments
4th Aldermanic District
425 West Washington Avenue
17. [30974](#) Consideration of a demolition permit and conditional use to allow an existing medical office building to be demolished to allow construction of a mixed-use building containing 7,700 square feet of commercial space and 50 apartments at 425 W. Washington Avenue; 4th Ald. Dist., which requires approval of a conditional use for additional height in Area C of the Additional Height Areas Map (Sec. 28.071(2)(b)).

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - September 30, 2013

- 2802 Monroe Street - Zoning Map Correction – TSS to TR-C4 - Downzone two-family residence
- 666 Crandall Street - Zoning Map Correction – TSS to TR-C4 - Downzone single-family residence
- 2820 Monroe Street - Zoning Map Correction – TSS to TR-C4 - Downzone two-family residence
- 668 Pickford Street - Zoning Map Correction – TSS to TR-C4 - Downzone single-family residence
- 2902 Monroe Street - Zoning Map Correction – TSS to TR-C4 - Downzone single-family residence
- 1220-1236 Mound Street - TR-C4 to PD-GDP-SIP and Final Plat - Construct 3 new single-family residences along St. James Court in rear yards of existing Mound Street residences, and St. James Cottage Homes plat, creating 7 residential lots
- 105-113 S. Mills Street & 1020-1022 Mound Street - Demolition Permit and PD-SIP to Amended PD-SIP - Demolish 6 residential structures and approve amended specific implementation plan to construct new apartment building with 74 units
- Zoning Text Amendment - Amend MGO Sections 28.151 and 28.211 regarding portable mission shelters
- Zoning Text Amendment and Subdivision Regulations Amendment - Amend MGO Sections 16.23(8)(d)2, 28.135(2) and 28.211 to provide an exception to the street frontage rule for lots adjacent to a park
- Zoning Text Amendment - Amend MGO Zoning District–Site Standards and Sec. 28.11 to allow outdoor cooking
- 2502 Jeffy Trail - Conditional Use Alteration - Amend Residential Building Complex to

reduce density and revise building types

- 89 East Towne Mall - Conditional Use - Construct electric vehicle charging station in East Towne Mall parking lot
- 1028 Sherman Avenue - Conditional Use - Construct new accessory building on lakefront property
- 2154 West Lawn Avenue - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot

- Upcoming Matters - October 14, 2013

- (Tentative) Adopting the Hoyt Park Area Joint Neighborhood Plan (ID 30377)
- 10203 Mineral Point Road - SR-C1 & SR-V2 to TR-C3 & TR-U1 and Preliminary Plat and Final Plat - Birchwood Point, creating 230 single-family residential lots, 1 lot for future multi-family development, 41 public outlots, and 1 outlot to be maintained privately
- 801 Erin Street - Demolition Permit, Conditional Use and TR-C2 to TR-C3 - Demolish single-family residence and construct new residence in TR-C3 zoning and construct detached accessory building in excess of 10% of lot area
- 702 N. Midvale Boulevard - Amended PD-GDP-SIP - Amend Planned Development plans to allow the redevelopment of the "north wing" of Hilldale Shopping Center to convert enclosed retail spaces into open air spaces
- 4698 Eastpark Boulevard - Final Plat - The American Center – Hanson Second Addition, creating 1 lot for future development and 1 outlot for existing private drive
- 5402 Voges Road- Demolition Permit - Relocate single-family residence to allow construction of an office building
- 1403 Gilson Street - Demolition Permit and Conditional Use - Demolish partially collapsed commercial building and construct new building for a taxi business in the TE district
- 3051 E. Washington Avenue - Demolition Permit - Demolish restaurant with no proposed alternative use

ANNOUNCEMENTS

ADJOURNMENT