



# 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](http://www.madisoncitychannel.tv).*

Monday, August 17, 2009

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 hnub ua hauj lwm ua ntej yuav tuaj sib tham.*

*Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.*

*Please contact the Department of Planning and Community & Economic Development at (608) 266-4635, TTY/Textnet (866) 704-2318.*

### CALL TO ORDER/ROLL CALL

### MINUTES OF THE August 3, 2009 MEETING

*August 3, 2009: <http://legistar.cityofmadison.com/calendar/#current>*

### SCHEDULE OF MEETINGS

*- Regular Plan Commission Meetings: September 14 and October 5, 19, 2009*

*- Zoning Code Rewrite Working Sessions (all sessions begin at 5:30 p.m.): September 3 (LL-110, Madison Municipal Building); September 10 (Room 300, Madison Municipal Building); September 23 (Parks Conference Room, Room 108, City-County Building); October 8 (Room 300, Madison Municipal Building); October 22 (Room 300, Madison Municipal Building), and; October 29 (Room LL-110, Madison Municipal Building)*

**ROUTINE BUSINESS**

1. [15437](#) Accepting a 20-foot wide Public Water Main Easement within the Cannonball Path from the City of Fitchburg.
2. [15547](#) Authorizing the execution of a Declaration of Public Water Main Easement pertaining to the City-owned Cannonball Run Bike Path Corridor.
3. [15453](#) Authorizing the Common Council to accept ownership from Northside Business Association of up to twelve decorative banners to be located on City light poles within the public right-of-way at Northport Drive, North Sherman Avenue, and Packers Avenue.
4. [15555](#) Determining a Public Purpose and Necessity and approving Transportation Project Plat No: 5992-08-21-4.01 for the acquisition of lands and interests required for the relocation and construction of Pleasant View Road from Valley View Road to Mineral Point Road, located in that part of the Northeast ¼ of the Northwest ¼, of Section 34, Town of Middleton, and part of the Northwest ¼ of the Northeast ¼ of Section 34, City of Madison, all in Town 7 North, Range 8 East, Dane County, Wisconsin (9th AD) and; Determining a Public Purpose and Necessity and authorizing the Mayor and City Clerk to accept no cost Permanent Limited Easements for Public Street Purposes from the University of Wisconsin Regents as required for the relocation and construction of Pleasant View Road from Valley View Road to Mineral Point Road, located in that part of the Southwest ¼ of the Southwest ¼ and part of the Southeast ¼ of the Southwest ¼ of Section 22, Town 7 North, Range 8 East, City of Madison (formerly Town of Middleton), Dane County, Wisconsin (9th AD).  
*Note: On May 4, 2009, the Plan Commission recommended approval of a relocation order resolution and revised road geometrics for this Pleasant View Road project to the Board of Public Works (ID #14445).*

**UNFINISHED BUSINESS****Planned Unit Development Alteration**

5. [15413](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan for 119-125 North Butler Street and 120-124 North Hancock Street. 2nd Ald. Dist.

**NEW BUSINESS**

6. [15540](#) Authorizing Common Council to accept and adopt the Burr Oaks Neighborhood Senior Housing Plan.

**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 Increment Financing Districts**

7. [15542](#) Approving and amending Project Plan and Boundary for the Tax Incremental District (TID) #39 (Stoughton Rd.).
8. [15544](#) Creating Tax Incremental Finance (TIF) District #40 (Northside Madison) City of Madison and approving a Project Plan and Boundary for said TIF District.  
*Note: A 230-page photo array supporting the blight findings in the plan can be found online as an attachment to this legislative item. In the interest of conserving paper, this attachment was not included in the Commission's printed materials. However, a paper copy of the photo array will be provided for review at the Plan Commission meeting.*

**Zoning Map Amendments/Land Division**

9. [15122](#) Creating Section 28.06(2)(a)3441. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Construct 2 Residential Buildings with a Total of 88 Apartment Units; 1st Aldermanic District: 8101 & 8119 Mayo Drive.
10. [15387](#) Creating Section 28.06(2)(a)3443. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Amend GDP for Lots 1 & 2 of MetroTech to Accommodate Future Fire Station; 3rd Aldermanic District: 6322 Town Center Drive.
11. [15390](#) Creating Section 28.06(2)(a)3444. of the Madison General Ordinances rezoning property from Temp A Agriculture to C Conservancy District. Proposed Use: Provide City zoning for addition to Cherokee Marsh Conservation Park; 18th Aldermanic District: 1302 Wheeler Road.
12. [15647](#) Approving a Certified Survey Map of property owned by Cherokee Park, Inc. and the City of Madison generally located at 1302 Wheeler Road. 18th Ald. Dist.  
*Note: Items #11 & 12 should be considered together*

**Zoning Text Amendment**

13. [15524](#) Amending Section 28.09(5)(f)1. of the Madison General Ordinances to modify height restrictions of buildings in C4 zoning districts located in City-owned parks when approved as a conditional use.

**Conditional Uses/ Demolition Permits**

14. [15586](#) Consideration of a demolition permit and conditional use to allow two buildings to be demolished and an addition to the UW School of Human Ecology to be constructed at 1300 Linden Drive. 8th Ald. Dist.
15. [15648](#) Consideration of a conditional use to allow construction of a multi-tenant retail building with an outdoor eating area at 7017 Mineral Point Road at West Towne Mall. 9th Ald. Dist.
16. [15649](#) Consideration of a demolition permit to allow a single-family residence to be razed and a new residence constructed at 1202 Gilbert Road. 20th Ald. Dist.
17. [15650](#) Consideration of a demolition permit to allow a single-family residence at 312 North Hamilton Street to be razed to create open space for an adjacent residence under the same ownership. 2nd Ald. Dist.
18. [15500](#) Consideration of a conditional use to allow construction of a truck terminal and waste transfer station at 4002-4058 Kipp Street. 16th Ald. Dist.

**BUSINESS BY MEMBERS****COMMUNICATIONS****SECRETARY'S REPORT****Upcoming Matters - September 14, 2009**

- *Northeast Neighborhoods Development Plan*
- *Northport-Warner Park- Sherman Neighborhood Plan*
- *Royster-Clark Special Area Plan*
- *(Tentative) 430 South Thornton Avenue et al - R4 to PUD-GDP-SIP to relocate existing 2-unit building, construct underground parking & new 4-unit*
- *(Tentative) 1148 Jenifer Street - R4A & R4L to PUD-GDP-SIP to relocate 2-unit from South Thornton Avenue onto vacant property*
- *(Tentative) 115-117 South Bassett Street - R6 to PUD-GDP-SIP to allow renovations and additions to 2 building creating 7 multi-family units*
- *1 Hawks Landing Circle - Amended PUD-GDP-SIP to construct 30-unit apartment building instead of office building previously approved*
- *452 State Street/ 229 West Gilman Street - Conditional use to construct visitors center/ restroom building in Lisa Link Peace Park*
- *1119 Merrill Springs Drive - Demolish single-family residence and construct new residence*
- *1809 West Beltline Highway - Demolish automobile dealership and construct new*

*automobile dealership*

*- 2 South Bedford Street - PUD-SIP alteration to allow drive-up service window for pharmacy tenant and add 83rd apartment unit*

*- 5210 Harbor Court - Demolish single-family residence to create open space for adjacent residence*

*- 2039 Winnebago Street - Conditional use to convert commercial building to include a total of 7 apartments and 1 commercial space*

*- (Tentative) 3023 CTH BB - ETJ CSM to create 2 lots in the Town of Cottage Grove*

**ANNOUNCEMENTS**

**ADJOURNMENT**