



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, September 14, 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 17, 2009 MEETING

August 17, 2009: <http://legistar.cityofmadison.com/calendar/#current>

SCHEDULE OF MEETINGS

Regular Plan Commission Meetings: October 5, 19 and November 2, 16, 2009

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

ROUTINE BUSINESS

1. [15788](#) Authorizing the City of Madison's request to amend the Central Urban Service area to include the Chen property in the Cottage Grove Neighborhood.

NEW BUSINESS

2. [15783](#) Creating New Section 33.24(15) and renumbering Current Section 33.24(15) to Section 33.24(16) to establish Urban Design District No. 8 and amending Section 33.24(11)(b) of the Madison General Ordinances to move properties from Urban Design District No. 4 to Urban Design District No. 8.

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.

Neighborhood Plans

3. [15282](#) Adopting the Northport-Warner Park-Sherman Neighborhood Plan as a supplement to the City of Madison Comprehensive Plan.
Note: Copies of the draft neighborhood plan were mailed to the Plan Commission on September 8, 2009.
4. [15062](#) Adopting the Northeast Neighborhoods Development Plan as a supplement to the City of Madison Comprehensive Plan and authorizing the City's applications to amend the Central Urban Service Area as required to implement the development staging recommendations in the Northeast Neighborhoods Development Plan.
Note: The Plan Commission received copies of the draft neighborhood development plan in June 2009.

Zoning Map Amendments

5. [15522](#) Creating Section 28.06(2)(a)3447. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3448. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Construct 30-Unit Apartment Building Instead of Office Building Previously Approved; 1st Aldermanic District: 1 Hawks Landing Circle.

6. [15519](#) Creating Section 28.06(2)(a)3445. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3446. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Construct a 66-Unit Senior Housing/RCAC facility, instead of 33 market-rate apartments as previously approved; 3rd Aldermanic District: 5801 Gemini Drive.
- To be referred at the request of the property owner*

Conditional Uses/ Demolition Permits

7. [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.
8. [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.
9. [15948](#) Consideration of a demolition permit to allow a single-family residence to be razed and a new residence to be constructed at 1119 Merrill Springs Road. 19th Ald. Dist.
10. [15949](#) Consideration of a demolition permit to allow an automobile dealership to be razed and a new automobile dealership to be constructed at 1809 West Beltline Highway. 14th Ald. Dist.
11. [15950](#) Consideration of a demolition permit to allow a single-family residence at 5210 Harbor Court to be razed to create open space for an adjacent residence under the same ownership. 19th Ald. Dist.
12. [15951](#) Consideration of a conditional use to allow the addition of a dwelling unit on the first floor of a building with more than four dwelling units in the C2 General Commercial District at 2039 Winnebago Street. 6th Ald. Dist.
- To be referred at the request of the applicant*
13. [15952](#) Consideration of a conditional use to allow construction of a visitors center/ restroom building at Lisa Link Peace Park, 452 State Street & 229 West Gilman Street. 4th Ald. Dist.
- To be referred to the October 5, 2009 meeting at the request of the applicant*

Planned Unit Development Alteration

14. [15953](#) Consideration of an alteration to an approved Planned Unit Development-Specific Implementation Plan to allow the addition of a drive-up service window and an additional dwelling unit at 2 South Bedford Street. 4th Ald. Dist.

Land Division

15. [15412](#) Consideration of a certified survey map within the City's extraterritorial jurisdiction creating two lots at 3023 CTH BB, Town of Cottage Grove.

Miscellaneous Items to be Placed on File

16. [02337](#) Amending Sections 28.08(4)(c)4., 28.08(9)(c)6., and 28.08(11)(c)4. to allow tax-exempt lodging houses as conditional uses in the R3, R4, R4L and R4A Districts.
- This zoning text amendment has been inactive since June 6, 2006. Staff recommends that this item be placed on file.*
17. [03842](#) Amending Sec. 28.10(4)(c)56.d., of the zoning code of the Madison General Ordinances to provide that the 1,000 foot buffer between adult entertainment establishments and certain other uses shall not be measured to cross state or federal highways with more than four lanes and a posted speed limit of 45 mph or more, except where legal pedestrian access exists.
- This zoning text amendment has been inactive since August 1, 2006. Staff recommends that this item be placed on file.*
18. [04197](#) Amending Sections 9.05(1) and 28.03(2) of the Madison General Ordinances to modify the definitions of "adult book or video store" to include reference to sexual paraphernalia and devices.
- This zoning text amendment has been inactive since September 5, 2006. Staff recommends that this item be placed on file.*
19. [04214](#) Creating Section 28.06(2)(a)3218 of the Madison General Ordinances rezoning property from R1 Single-Family Residence District to R3 Single-Family and Two-Family Residence District. Proposed Use: Demolish House & Build New Duplex; 13th Aldermanic District: 2016 Sundstrom Street.
- This zoning map amendment was superseded by another proposal for this site, which was approved. Staff recommends that this item be placed on file.*
20. [05378](#) Creating Section 28.06(2)(a)3237. of the Madison General Ordinances rezoning property from C2 General Commercial and R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3238. 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: Demolish 5 Buildings Located at 434, 438, 440, 444 West Johnson Street and 333 North Bassett Street & Build 12-Story, 197 Unit Condominium Building with Commercial Space; 4th Aldermanic District 454 West Johnson Street.
- This zoning map amendment has been inactive since February 27, 2007. Staff recommends that this item be placed on file. A new ordinance will be introduced should the applicant choose to proceed with the project.*
21. [06728](#) Creating Section 28.06(2)(a)3275. of the Madison General Ordinances rezoning property from C2 General Commercial District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Demolish 1 Building & Build 4-Story Mixed-Use Building; 13th Aldermanic District: 1501 Monroe Street.

This zoning map amendment was superseded by another proposal for this site, which was approved. Staff recommends that this item be placed on file.

22. [10868](#) Creating Section 28.06(2)(a)3374. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2T Single-Family Residence District, and creating Section 28.06(2)(a)3375. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R2Y Single-Family Residence District, and creating Section 28.06(2)(a)3376. of the Madison General Ordinances rezoning property from Temp A Agriculture District to C Conservancy District, and creating Section 28.06(2)(a)3377. of the Madison General Ordinances rezoning property from Temp A Agriculture District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: 102 Residential Lots and 5 Outlots; 3rd Aldermanic District: 6001 Milwaukee Street.

This zoning map amendment was superseded by another proposal for this site, which was approved. Staff recommends that this item be placed on file.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

Upcoming Matters - October 5, 2009

- Royster-Clark Special Area Plan
- 8501 Mineral Point Road/ 902 CTH M - Demolition Permit; Temp. A to RDC & PUD-GDP; Preliminary & Final Plats of University Research Park II, creating 31 commercial lots and 7 outlots and approval of an RDC master plan
- 5722 Lake Mendota Drive - Demolish single-family residence to provide open space for adjacent residence
- 1501 Gilbert Road - Conditional use to operate weekly farmer's market on non-residential property in the R1 Single-Family Residence District
- 5628 Lake Mendota Drive - Conditional use to construct accessory buildings totaling over 500 square feet on a waterfront property

Upcoming Matters - October 19, 2009

- 6225 University Avenue - Demolition Permit & C1 to PUD-GDP-SIP to demolish an office building for construction of new 3-story office building
- 666 Wisconsin Avenue - HIST-MH OR and R6H to PUD-GDP-SIP to redevelop and expand existing Edgewater Hotel to a 228-room hotel
- 30 North Mills Street - Conditional use to construct new UW physical plant shops
- 5119-5129 University Avenue - Conditional use to construct temporary off-site parking area for veterinary office

ANNOUNCEMENTS

ADJOURNMENT