



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, January 23, 2012

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

DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

MINUTES OF THE JANUARY 9, 2012 MEETING

January 9, 2012: <http://legistar.cityofmadison.com/calendar/#current>

SCHEDULE OF MEETINGS

February 6, 20 and March 5, 19, 2012

ROUTINE BUSINESS

1. [25053](#) Accepting a proposal from Dawn O’Kroley for the purchase of the residential structure located at 646 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the purchase of the residential structure and a lease of the land beneath it.

2. [25054](#) Accepting a proposal from Bob Klebba and David Waugh for the purchase of the residential structure located at 704 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the purchase of the residential structure and a lease of the land beneath it.
3. [25062](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat No. 5992-08-07 - 4.04-4.10 Mineral Point Road / CTH S & South Junction Road / CTH M- South Junction Road, City of Madison, for the acquisition of Plat of Land Interests required.

NEW BUSINESS

4. [24485](#) Approving the Redevelopment Plan and District Boundary for the East Washington Avenue Redevelopment District.

Note: The Redevelopment Plan and Blight Study documents are attached. Due to the size, the appendix containing the photographic survey of the district is not attached but can be viewed as an attachment to this legislative file.
5. [25051](#) Approving the Redevelopment Plan and District Boundary for the University Crossing Redevelopment District.

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

6. [24748](#) Consideration of a complaint against an approved conditional use located at 1124 Colby Street & 116 Van Deusen Street; 13th Ald. Dist.
7. [25095](#) Consideration of a demolition permit and conditional use to allow a vacant bank to be demolished and a new multi-tenant retail building with drive-up service window to be constructed at 733 South Gammon Road; 19th Ald. Dist.

Wingra Clinic-Related Requests

8. [25102](#) Consideration of an alteration to an approved Planned Unit Development-Specific Implementation Plan to modify the conditions of approval for the previously approved Wingra Clinic project at 1002-1102 S. Park Street, 906-918 Midland Street and 1101-1109 Fish Hatchery Road; 3rd Ald. Dist.

9. [25104](#) Approving Certified Survey Maps (CSM) of property owned by Charles A. Ghidorzi, Crab Tree Ridge, LLC and Wingra Point, LLC located at 1002-1102 S. Park Street, 906-918 Midland Street and 1101-1109 Fish Hatchery Road; 13th Ald. Dist.

Other Zoning Map Amendments

10. [24673](#) Creating Section 28.06(2)(a)3573. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3574. 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 Two-Story Mixed-Use Building with 3,400 Square Feet of Retail Space and 7 Apartments, and a Drive-Thru Window for a First-Floor Tenant; 13th Aldermanic District: 801 South Park Street.
- To be referred pending a recommendation from the Urban Design Commission; no date specified

11. [24913](#) Creating Section 28.06(2)(a)3578. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3579. 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: General Development Plan and Specific Implementation Plan for St. Paul's University Catholic Center including the construction of a new six-story building with church and student center, and the continuation of the existing uses until construction commences: 8th Aldermanic District; 723 State Street.
- To be referred to the February 6, 2012 Plan Commission meeting to allow additional time to review an amended application

Grandview Commons-Related Requests

ALL of the below-listed items related to Grandview Commons should be referred to the February 20, 2012 Plan Commission meeting pending a recommendation by the Urban Design Commission on the proposed Amended PUD-GDP rezoning (ID 24620).

Note: The City has received a considerable number of comments from the public regarding this project. Due to the high volume, this correspondence is not in the printed Plan Commission materials as is customarily done for most projects. Instead, Planning staff is maintaining a website with a chronological listing of all of the correspondence it has received since May 7, 2011, which can be found at: http://www.cityofmadison.com/planning/grandview_comments.html. Members of the Commission and public are encouraged to review these online comments.

12. [24620](#) SUBSTITUTE Creating Section 28.06(2)(a)3570.of the Madison General Ordinances rezoning property from A Agriculture and PUD (GDP) Planned Unit Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and create Section 28.06(2)a)3571 of the Madison General Ordinance rezoning property from A Agriculture, and PUD (GDP) Planned Unit Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) District to Amended- ~~PUD(GDP) Planned Unit Development (General Development Plan) District~~ and R2T Single-Family Residence District. Proposed Use: General Development Plan for 109,000 sq. ft. of future retail/office, a 24,000 sq. ft. library, 110 multi-family units and a subdivision plan for 18 single-family lots, 5 town center lots and 1 outlot. 4th Aldermanic District: 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive and 857 Jupiter Drive.
13. [25091](#) Approving the preliminary plat of Town Center Addition to Grandview Commons generally located at 6002 Cottage Grove Road and 5901-5939 Sharpsburg Drive; 3rd Ald. Dist.
14. [24356](#) Adopting an amendment to the Generalized Future Land Use Plan Map in the City of Madison Comprehensive Plan.
15. [25098](#) A Plan Commission resolution recommending adoption of an amendment to the Generalized Future Land Use Plan map in the City of Madison Comprehensive Plan for the Grandview Commons Neighborhood Center Mixed-Use District.
16. [24357](#) Amending the Sprecher Neighborhood Development Plan to revise the land use recommendations for lands located within and adjacent to the Grandview Commons Neighborhood Center Mixed Use District.

BUSINESS BY MEMBERS

COMMUNICATIONS

SECRETARY'S REPORT

- Upcoming Matters - February 6, 2012

- 3371 Meadow Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Middleton
- 2801 Dryden Drive - Conditional Use Alteration - Convert 8 units in existing 40-unit senior apartment building to non-age restricted units
- Informational presentation regarding the draft scope of work for the Transportation Master Plan (Land Use Component)

- Upcoming Matters - February 20, 2012

- 754 E. Washington Avenue & 741 E. Mifflin Street - C3 to PUD-GDP-SIP & Demolition Permit - Demolish former auto dealership building to allow construction of 12-story mixed-use building w/ 30,000 square feet of commercial space and 215 apartment units
- 202-206 N. Brooks Street - Demolition Permit & R5 to PUD-GDP-SIP - Demolish two residences to allow construction of a 5-story, 14-unit apartment building
- 5844 Thorstrand Road - Conditional Use - Construct addition in excess of 500 square feet to existing residence on lakefront lot
- 2002-2602 S. Pleasant View Road; 9002 McKee Road; 2501 Woods Road; 8701 Mid Town Road- Temp. A to A - Assign permanent City zoning to University Ridge Golf Course and A.J. Noer Turf Facility; no new construction is proposed with this request

ANNOUNCEMENTS**ADJOURNMENT**