



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, June 8, 2015

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 immediately.

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Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntwavv, cov ntaub ntwavv 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 MAY 18, 2015 MEETING

May 18, 2015: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: June 22 and July 13, 27, 2015

Plan Commission/ Urban Design Commission retreat: Wednesday, July 1, 2015; time and location to be announced.

ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission as generally required by Section 62.23(2), Wis. Stats. and Section 16.01 of Madison General Ordinances, which require that the Common Council 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 regarding consistency with the City's comprehensive plan before final action is taken. 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. [38532](#) Authorizing the Mayor and City Clerk to execute Subterranean and Air Space Leases with 25 West Main Parking LLC, the owner of properties located at 25 West Main Street, 115 South Carroll Street and 126 South Carroll Street, to accommodate existing and proposed encroachments of certain subterranean and building features into the West Main Street, South Carroll Street and Doty Street public rights-of-way; and authorizing the Mayor and City Clerk to execute Notices of Termination pertaining to the existing Tunnel License and Encroachment Agreement pertaining to said properties.
2. [38673](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and 25 West Main Parking LLC for the purchase of a subterranean parcel of land located within the Carroll Street right-of-way for an underground parking ramp.
3. [38624](#) Relief from conditions of gifts and dedication per Section 66.1025(1) Wisconsin Statutes, of Outlots 10 and 13, Village at Autumn Lake for the replatting of the development, being located in the Southwest 1/4 of Section 26, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)
4. [38641](#) Authorizing the Planning Division to submit an application to the Capital Area Regional Planning Commission to amend the Central Urban Service Area to include lands within the Pioneer and Mid-Town neighborhoods.

NEW BUSINESS

5. [38741](#) Consideration of a complaint against an approved conditional use at 601 North Street; 12th Ald. Dist.

PUBLIC HEARING-5:45 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 5:45 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Conditional Use & Demolition Permits

6. [33466](#) REVISED - Consideration of a conditional use for a residential building complex to allow construction of 145 apartment units in 4 buildings at 9603 Paragon Street (originally submitted as 9601 Elderberry Road); 9th Ald. Dist.
7. [37589](#) Consideration of a demolition permit and conditional use to demolish an existing mixed-use building and construct a new mixed-use building with 8,750 square feet of commercial space, 3,000 square feet of flex space, and 350 apartments at 510 University Avenue and 435 W. Gilman Street; 4th Ald. Dist.
8. [38143](#) Consideration of a demolition permit to allow a street-facing façade of the Water Utility operations center to be demolished as part of the renovation of the building and construction of an addition at 855 E. Main Street; 6th Ald. Dist.
9. [38146](#) Consideration of a conditional use for an accessory dwelling unit at 1113 Graedel Court; 18th Ald. Dist.
10. [38149](#) Consideration of a conditional use for a daycare and education center at 2012 Fisher Street; 14th Ald. Dist.
11. [38150](#) Consideration of a conditional use for an outdoor eating area for a restaurant at 4426 E. Buckeye Road; 16th Ald. Dist.
12. [38151](#) Consideration of an alteration to an approved conditional use to consider design modifications for a mixed-use building at 425 W. Washington Avenue; 4th Ald. Dist.

Zoning Map Amendments

13. [38033](#) Creating Section 28.022 -- 00167 of the Madison General Ordinances to change the zoning at properties located at 1004-1032 South Park Street, 13th Aldermanic District, from Planned Development (General Development Plan) District to Planned Development (Specific Implementation Plan) District.
14. [38243](#) Creating Section 28.022 -- 00168 of the Madison General Ordinances rezoning property located at 1325 Greenway Cross, 14th Aldermanic District, from IL (Industrial - Limited) District to CC-T (Commercial Corridor - Transitional) District.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Upcoming Matters - June 22, 2015**

- 665 E. Washington Avenue - Conditional Use - Create private parking lot (in Urban Design Dist. 8)
- 5817 Halley Way - PD(SIP) to Amended PD(SIP) - Revised plans for apartment complex

- 1806-1808 Wright Street - Conditional Use - Construct brewery with outdoor eating area and tasting room
- 1111 Merrill Springs Road - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 1444 E. Washington Avenue - Conditional Use - Allow animal husbandry (aquaponics/ fish farming) in existing building in TE zoning
- 4130 Lien Road - Conditional Use - Convert existing office building into mixed-use building with 16,700 sq. ft of limited food production and processing, a contractor shop, offices, and 6 dwelling units, and construct a separate 16-unit multi-family building

- Upcoming Matters - July 13, 2015

- 501 Welch Avenue - TR-C2 to TR-C3 - Rezone 2 platted lots developed with a single-family residence to allow lots to be sold separately
- 109 S. Fair Oaks Avenue - TE to PD(GDP-SIP) - Rezone Garver Feed Mill for mixed-use development and micro lodge complex
- 706 Williamson Street and 301 S. Blount Street - Certified Survey Map Referral - Create 1 lot for existing commercial building and 1 lot for mixed-use development in Third Lake Ridge Historic District
- 4210-4214 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish restaurant and office building to construct restaurant with vehicle access sales and service window in Urban Design Dist. 5
- 11 N. Allen Street - Conditional Use - Construct outdoor eating area for coffeehouse
- 4022 Manitou Way - Demolition Permit - Demolish single-family residence and construct new single-family residence

ANNOUNCEMENTS

ADJOURNMENT