



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, November 24, 2014

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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**\*\*Note\*\* Quorum of the Common Council may be in attendance at this meeting.**

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Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntawv 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 NOVEMBER 10, 2014 MEETING

November 10, 2014: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

December 15, 2014 and January 12, 26, 2015

### 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. [35978](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company and releasing an existing Madison Gas and Electric Company underground electric easement, across a portion of the City Water Utility Well #7 property, located at 1613 North Sherman Avenue.
2. [35982](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Tina M. Schmidt for the purchase of a parcel located at 5200 Camden Road for the location of a City Engineering bio-retention basin.
3. [36044](#) Authorizing staff to begin negotiations with property owners for the acquisition of property for a new downtown park in the general vicinity of West Johnson and North Bassett Streets.
4. [36129](#) Discontinuing and vacating of a portion of the Winnebago Street public right-of-way being a stub extending northeasterly from the roundabout located at the intersection of Winnebago Street and South Sixth Street to the current northeasterly terminus, being located in the Northeast 1/4 of the Southeast 1/4 of Section 6, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (6th AD)

## **NEW BUSINESS**

5. [35852](#) Accepting the South Capitol Transit-Oriented Development (TOD) District Planning Study Final Report, Executive Summary (Report of the South Capitol District Planning Committee) and the recommendations contained within.

## **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 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

## **Zoning Map Amendment**

6. [35824](#) Creating Section 28.022 - 00151 and Section 28.022 - 00152 of the Madison General Ordinances to change the zoning of property generally addressed as 702 South High Point Road, 9th Aldermanic District, from A (Agricultural) and SR-C1 (Suburban Residential - Consistent 1) Districts to PD(GDP and SIP) (Planned Development (General Development Plan and Specific Implementation Plan) District to rezone Bishop O'Connor Catholic Center to include market-rate apartments, a catering business, institutional uses, outdoor

recreation and a place of worship.

### Conditional Use & Demolition Permits

Note: Item 7 was referred by the Plan Commission on July 7, 2014. The applicant has since withdrawn his application and the request will not proceed. As a result, Planning staff recommends that the Plan Commission place this request on file without prejudice.

7. [34333](#) Consideration of a conditional use to construct an outdoor eating area for a restaurant-tavern at 627 W. Main Street; 4th Ald. Dist.
8. [35557](#) Consideration of a demolition permit to allow an office building to be demolished and an automotive display lot to be expanded at 5775 Tokay Boulevard and 5712 Odana Road; Urban Design District 3; 19th Ald. Dist.
9. [35800](#) Consideration of a demolition permit to allow an auto service station and auto storage facility to be demolished with no proposed use at 1034 Walsh Road; 15th Ald. Dist.

### Zoning Text Amendments

Note: Item 10 should be referred to the January 12, 2015 meeting at the request of staff.

10. [35706](#) Amending Section 28.151 of the Madison General Ordinances to limit vehicle access sales and service window location requirement to the CC-T, TE, DC, and UMX Districts.  

Note: Item 11 is a zoning text amendment introduced by Ald. John Strasser, District 14. On November 18, 2014, Ald. Strasser withdrew the amendment and will pursue the regulation of home dog breeding and sales through other sections of the Madison General Ordinances. As a result, staff recommends that the Plan Commission place this amendment on file without prejudice.
11. [35830](#) Amending Sections 28.211, 28.151, 28.032, 28.061 and 28.072 of the Madison General Ordinances to regulate Home Dog Breeding and Sales.

### Land Divisions

12. [35799](#) Approving a Certified Survey Map of property owned by Williamson Associates, LP located at 722 Williamson Street; Third Lake Ridge Historic District; 6th Ald. Dist.
13. [35954](#) Approving a Certified Survey Map of property owned by Bethel Lutheran Church generally located at 312 Wisconsin Avenue; Mansion Hill Historic District; 4th Ald. Dist.

### Subdivision

14. [35553](#) Approving the final plat of Windswept located at 3315 Nelson Road, Town of Burke, within City of Madison's Extraterritorial Plat Approval Jurisdiction.

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- Upcoming Matters - December 15, 2014**

- 4201 Sycamore Avenue - Zoning Map Correction – SR-C1 to IL - Rezone existing auto repair business
- 7227-7269 Manufacturers Drive & 3853 Anderson Road - IL to IG - Rezone land for future truck sales and service business
- 4114-4150 Commercial Avenue & 4141 Nakoosa Trail - CC to IL - Rezone land for future City storage and fleet maintenance facilities
- (Tentative) 4198 Nakoosa Trail - Demolition Permit and Conditional Use - Demolish street-facing façade of large retail establishment to allow construction of an addition with drive-thru windows and approve outdoor sales and display areas
- (Tentative) 516-530 Cottage Grove Road - Conditional Use - Construct mixed-use building with 41,200 square feet of commercial space and 89 apartments
- 33-45 Nob Hill Road - Extraterritorial Certified Survey Map- Create 2 lots in the Town of Madison (revised lot layout)
- 208 W. Sunset Court - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 437 N. Frances Street - Conditional Use Alteration - Allow wall penetrations (exhaust, etc.) for commercial tenants in approved mixed-use building

**ANNOUNCEMENTS****ADJOURNMENT**