



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, December 12, 2016

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.**

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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 21, 2016 MEETING

November 21, 2016: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: January 9, 23 and February 6, 20, 2017

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. [45068](#) Authorizing the acceptance of a Quit Claim Deed from the State of Wisconsin Department of Transportation for surplus right-of-way located in the 2500 Block of University Avenue.
2. [45150](#) Authorizing the City of Madison to accept ownership of a "Little Free Library" from the Madison Public Library to be located in Owl Creek Park at 23 Horned Owl Court.
3. [45278](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(1) and 10.35, Madison General Ordinances by changing the name of Niblick Drive to Perfect Drive beginning at Cherokee Club Lane and progressing northerly to its terminus at the intersection with N. Sherman Avenue. (18th AD)
4. [45284](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of a portion of the Demetral Park Path, a new shared-use (bicycle and pedestrian) path from E. Johnson Street at Pennsylvania Avenue to connect to the existing path in Demetral Park. Located in part of the NE ¼ of the SW ¼ of Section 6, T7N, R10E. (12th AD)
5. [45286](#) Discontinuing and vacating portions of Merchant Street and Graaskamp Way within the plat of The Center For Industry & Commerce to permit the partial re-division of the subdivision, being located in the Northwest 1/4 of Section 16, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)

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.

Zoning Map Amendments

6. [44733](#) Creating Section 28.022-00252 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at property located at 8102 Watts Road, 9th Aldermanic District, and creating Section 28.022-00253 to amend a Planned Development District to approve a Specific Implementation Plan

Note: Item 7 should be referred to January 9, 2017 pending a recommendation by the Urban Design Commission.

7. [45033](#) Creating Section 28.022-00258 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at property located at 301 Cross Oaks Drive, 9th Aldermanic District, and creating Section 28.022-00259 to amend a Planned Development District to approve a Specific Implementation Plan.

Note: Item 8 should be referred to January 23, 2017 pending a recommendation by the Urban Design Commission.

8. [45036](#) Creating Sections 28.022 - 00260 and 28.022 - 00261 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan, at 1004-1032 South Park Street, 13th Aldermanic District

Alteration to Planned Development

9. [44824](#) Consideration of an alteration to a Planned Development District (General Development Plan and Specific Implementation Plan) for a mixed-use development to allow construction of 173 residential units and 7,900 square feet of commercial space in three buildings at 518-542 Junction Road; 9th Ald. Dist.

Conditional Use & Demolition Permits

10. [44564](#) Consideration of a demolition permit and conditional use to demolish an existing skilled nursing facility and construct a new skilled nursing and assisted living facility at 4325 Nakoma Road; 10th Ald. Dist.
11. [44570](#) Consideration of a major alteration to a conditional use planned multi-use site to convert the existing commercial building at 53 West Towne Mall into a multi-tenant commercial building, and to convert an auto repair shop at 522 S. Gammon Road into two restaurants; 9th Ald. Dist.
12. [44823](#) Consideration of a conditional use to construct an accessory building exceeding 576 square feet in area on a lakefront property in TR-C1 (Traditional Residential-Consistent 1 District) zoning at 5718-5722 Lake Mendota Drive; 19th Ald. Dist.
13. [45130](#) Consideration of a conditional use planned multi-use site to allow construction of a mixed-use building containing 2,300 square feet of commercial space and 57 apartments at 6509 Normandy Lane; 19th Ald. Dist.
14. [44825](#) Consideration of a conditional use in the TE (Traditional Employment) zoning district to allow construction of an up to eight-story commercial/ office building containing 152,925 square feet of floor area, including a 40,000 square-foot theater/ concert hall on land generally addressed as 801 E. Washington Avenue in Urban Design Dist. 8, with auto parking to be provided off-site.

15. [44826](#) Consideration of a conditional use in the TE (Traditional Employment) zoning district to allow construction of an eight-story, 158,000 square-foot office building on land generally addressed as 819 E. Washington Avenue in Urban Design Dist. 8, with auto parking to be provided off-site.
16. [44993](#) Consideration of a conditional use for dwelling units in a mixed-use building in TE (Traditional Employment District) zoning to allow construction of a residential addition to an existing commercial building at 134 S. Fair Oaks Avenue; 6th Ald. Dist. to contain 80 apartments and 2,500 square feet of commercial space.
17. [44994](#) Consideration of a conditional use to convert an existing office building into a daytime shelter at 615 E. Washington Avenue; 6th Ald. Dist; Urban Design Dist. 8.
18. [45000](#) Consideration of a conditional use to allow construction of an accessory building with an accessory dwelling unit at 2313 Center Avenue; 6th Ald. Dist.

Land Division

19. [44999](#) Approving a Certified Survey Map of property owned by Madison Elks Lodge No. 410 located at 711-719 Jenifer Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.

Items to be Placed on File

Note: Items 20 and 21 have been withdrawn by the applicant and should be placed on file without prejudice.

20. [43696](#) Creating Section 28.022 -- 00247 of the Madison General Ordinances to change the zoning of properties located at 707-713 East Johnson Street, 2nd Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to NMX (Neighborhood Mixed-Use) District.
21. [43418](#) Consideration of a demolition permit and conditional use to allow demolition of 2 two-family residences and construction of a mixed-use building containing 2,900 square feet of commercial space and 21 apartments at 707-713 E. Johnson Street; 2nd Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - January 9, 2017

- Review and recommendation on the Yahara Hills Neighborhood Development Plan (copies were provided to the Commission with their November 21 materials)
- 119-125 N. Butler Street 120-124 N. Hancock Street - Demolition Permit and Conditional Use - Demolish two-family residence and four-unit apartment building to construct 52-unit apartment building in residential building complex including 2 existing

two-family residences

- 6102 Odana Road and 6001 Mineral Point Road - MXC to SE, Preliminary Plat and Certified Survey Map Referral - Preliminary plat of "CUNA Lands" to create four commercial lots, rezone 17 acres for future employment use, and three-lot CSM to create one lot for employment use, one lot for existing parking lot, and one lot for future development
- 3325 E. Washington Avenue - Demolition Permit - Demolish street-facing wall of funeral home to allow renovation and construction of addition in Urban Design Dist. 5
- 2101 Fisher Street - Zoning map correction for Penn Park
- 904 Williamson Street - Conditional Use - Approve outdoor eating areas and conditional use parking reduction for restaurant-tavern
- 1603 Monroe Street - Conditional Use Alteration - Revised plans for mixed-use building with 5,000 sq. ft of commercial space and 44 apartments

- Upcoming Matters - January 23, 2017

- 1302-1430 Reiner Road - A to TR-C3 and TR-U1 and Preliminary Plat - "Woods Farm," creating 130 single-family lots, 11 lots for four-unit dwellings, 1 lot for multi-family development, and 5 public outlots for park and stormwater management
- 302 S. Gammon Road - SE to MXC, Demolition Permit and Conditional Use - Demolish office building and approve master plan to guide redevelopment of site with mixed residential, commercial and office uses, and conditional use approval for first phase projects

ANNOUNCEMENTS

ADJOURNMENT