



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, October 5, 2015

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 SEPTEMBER 21, 2015 MEETING

September 21, 2015: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: October 19 and November 2, 16, 2015

Note: Planning staff is in the process of polling members regarding their availability this fall for a special Plan Commission working session to discuss various items of interest.

## NEW BUSINESS

Note: The Plan Commission is the lead referral for the University Hill Farms Neighborhood Plan (Item 1), which was originally scheduled for discussion and recommendation by the Commission at its October 5, 2015 meeting. However, the other boards, committees and commissions also reviewing the plan have not completed their recommendations to the Plan Commission. Therefore, Planning staff requests referral of the plan to the November 16 Plan Commission meeting and further asks the Plan Commission to retain the copies of the plans provided with the September 21 meeting materials.

1. [39335](#) Adopting the University Hill Farms Neighborhood Plan as a supplement to the City of Madison's Comprehensive Plan.

## 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 & Related Requests

2. [39892](#) Creating Section 28.022 - 00185 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan, and creating Section 28.022 - 00186 to amend a Planned Development District to approve a Specific Implementation Plan to allow construction of an addition to Wingra School located at 718 Gilmore Street, 13th Aldermanic District.  
Note: Items 3 and 4 are related and should be considered together.
3. [39904](#) Amending the Junction Neighborhood Development Plan to revise the land use recommendation for an approximately 7.3-acre area located on the west side of Junction Road south of Old Sauk Road from Office Uses to Community Mixed-Use.
4. [39893](#) Creating Section 28.022 - 00189 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at properties located at 518-542 Junction Road, 9th Aldermanic District, and creating Section 28.022 - 00191 to amend a Planned Development District to approve a Specific Implementation Plan.

### Conditional Use, Demolition Permits & Related Requests

Note: Item 5 should be referred to October 19, 2015 at the request of the applicant.

5. [39089](#) REVISED - Consideration of a conditional use to allow an auto repair shop at 1313 Regent Street; 13th Ald. Dist. to be converted into a restaurant-brewpub and reception hall with outdoor eating area.

Note: Items 6 and 7 have been withdrawn by the applicant. The Planning Division recommends that the Plan Commission place both applications on file without prejudice.

6. [39647](#) Approving a Certified Survey Map of property owned by FCS Plan B, LLC located at 1313 Regent Street; 13th Ald. Dist.
7. [39648](#) Consideration of a conditional use to allow construction of a 26-unit multi-family dwelling on land tentatively addressed as 1314 Bowen Court; 13th Ald. Dist.
8. [39824](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in floor area on a TR-C1-zoned property at 3654 Sussex Lane; 15th Ald. Dist.
9. [39825](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in floor area on a TR-C4-zoned property at 3852 Clover Lane; 15th Ald. Dist.
10. [39828](#) Consideration of a conditional use for an accessory building on a lakefront property at 4110 Veith Avenue; 18th Ald. Dist.
11. [39829](#) Consideration of a conditional use to allow construction of a vehicle access sales and service window for a restaurant located at 1791 Thierer Road; Urban Design Dist. 5; 17th Ald. Dist.
12. [39833](#) Consideration of a demolition permit and conditional use to allow demolition of a single-family residence and construction of a mixed-use building with 4,675 square feet of commercial space and 26 apartments at 906-910 Williamson Street; Third Lake Ridge Historic District; 6th Ald. Dist.
13. [39855](#) Consideration of a demolition permit and conditional use in the Campus-Institutional (CI) zoning district to allow demolition of the existing Seed Building and construction of the Meat Science and Muscle Biology Building research and instruction facility at 1933 Observatory Drive and 1932 Linden Drive on the University of Wisconsin-Madison campus; 5th Ald. Dist.
14. [39826](#) Consideration of a demolition permit and conditional use to allow demolition of two commercial buildings and expand parking lot for existing auto body shop at 5317 Wayne Terrace; 17th Ald. Dist.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Upcoming Matters - October 19, 2015**

- 6001-6033 Gemini Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct up to 35,000 square feet of commercial space in 5 buildings on the "B" Block at Grandview Commons Town Center
- 215 Martin Luther King Jr. Blvd. & 215 S. Pinckney St. - Certified Survey Map Referral - Create 2 lots for Judge Doyle Square mixed-use development and Government East parking facility (local landmark site—Madison Municipal Building)

- 210 and 215 S. Pinckney Street - Judge Doyle Square Development (Proposed Addresses) - Demolition Permit and DC to PD(GDP-SIP) - Demolish Government East parking garage and approve General Development Plan for 285,000 sq. ft. office bldg., 250-bed hotel, 34,000 sq. ft of retail and bike center, 1250-stall parking garage, and 140,000 sq. ft of future office/ comm. and approve Specific Implementation Plan for 285,000 sq. ft. office bldg., retail/ bike facility, and parking
- 810-854 E. Washington Avenue - Conditional Use Alteration - Construct four-story addition to existing mixed-use development containing 40 additional apartment units
- 10202-10304 Valley View Road - Temp. A to SR-C1 and PR and Preliminary Plat - Bridlewood, creating 139 single-family lots, 6 outlots for future development, 3 outlots for public stormwater management, 3 public outlots for walkways and 1 outlet for public park
- 617 Woodward Drive - Conditional Use - Construct accessory building on lakefront lot
- 1906 Monroe Street - Demolition Permit and Conditional Use - Demolish office in converted residence to construct mixed-use building with 6,500 sq. ft. of commercial space and 2 apartments

#### **- Upcoming Matters - November 2, 2015**

- 1835 Monroe Street - Conditional Use - Establish outdoor cooking for restaurant
- 2087 Atwood Avenue - Demolition Permit and Conditional Use - Demolish storage building to construct mixed-use building with up to 3,300 sq. ft. of commercial space and 30 apartments
- 1605 Linden Drive - Demolition Permit and Conditional Use - Demolish former residence ("Science House") and construct addition to Babcock Hall research and instructional building on the UW campus
- 312 N. Third Street - Conditional Use - Establish tavern in NMX zoning in Urban Design Dist. 4
- 5404 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence exceeding 10,000 square feet of floor area on a lakefront lot
- 2 W. Gorham Street - Certified Survey Map Referral - Create 2 residential lots in Mansion Hill Historic District

## **ANNOUNCEMENTS**

## **ADJOURNMENT**