



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, March 7, 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 FEBRUARY 22, 2016 MEETING

February 22, 2016: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

March 21 and April 4, 18, 2016

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. [41614](#) Authorizing the Mayor and City Clerk to execute a lease agreement with Tiger Lilly Seeds for the lease of 801 Royster Oaks Dr (parcel #071009225220). This land is owned and operated by the Storm Water Utility.
2. [41666](#) Authorizing the acceptance of a Quit Claim Deed from Eagle Aerie Holding Company, Inc. to the City of Madison for the dedication of a property located at 762 Holy Cross Way.
3. [41815](#) Granting leases of subterranean space and airspace to 25 West Main Parking, LLC for use of the public right-of-way below and above 25 West Main Street, 115 South Carroll Street and 126 South Carroll Street for encroaching features.
4. [41823](#) Authorizing the execution of a Landscaping Maintenance Agreement with the Blair Street Gardens Committee, Inc., for access and maintenance purposes of two decorative garden areas at 603 East Wilson Street and 499 East Wilson Street.

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

Note: Items 5 and 6 are related and should be considered together.

5. [41557](#) Creating Section 28.022-00221 of the Madison General Ordinances to change the zoning of property located at 4802-4824 Tradewinds Parkway, 16th Aldermanic District, from IL (Industrial Limited) District to SE (Suburban Employment) District.
6. [41399](#) Consideration of an alteration to a conditional use to allow construction of an addition to an existing hotel at 4802-4824 Tradewinds Parkway; 16th Ald. Dist.

Note: Items 7 and 8 are related and should be considered together.

7. [41558](#) Creating Section 28.022 -- 00222 of the Madison General Ordinances rezoning property located at 1612 Seminole Highway, 10th Aldermanic District, from

TR-C2 (Traditional Residential-Consistent 2) District to NMX (Neighborhood Mixed-Use) District.

8. [41985](#) Consideration of a conditional use for an existing restaurant-tavern with an outdoor eating area at 1612 Seminole Highway; 10th Ald. Dist.

Note: Item 9 shall be referred to March 21, 2016 pending a recommendation by the Urban Design Commission

9. [41559](#) Creating Section 28.022 - 00223 of the Madison General Ordinances to amend a Planned Development District at property located at 5401 Tancho Drive, 17th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00224 to amend a Planned Development District to approve a Specific Implementation Plan.

Conditional Use

10. [41542](#) Consideration of a conditional use alteration for an outdoor eating area for a restaurant-tavern at 601 North Street; 12th Ald. Dist.

Subdivisions

11. [41012](#) Consideration of the preliminary plat of Aspen Meadow Estates at 3391 Meadow Road in the Town of Middleton in the City of Madison's extraterritorial jurisdiction.
12. [41543](#) Approving the final plat of The Willows II on land generally addressed as 503 Schewe Road; 9th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - March 21, 2016

- 1801 E. Washington Avenue - E. Washington Avenue Capitol Gateway Corridor plan amendment, IL to TE, Demolition Permit and Conditional Use - Demolish building materials supply facility to construct mixed-use building with 20,000 sq. ft. of commercial space and 230 apartments in Urban Design Dist. 8
- 9301 Silicon Prairie Pkwy. 301 & 302 Pine Lawn Pkwy. - PD (GDP) to Amended PD (GDP) & PD (SIP), Preliminary Plat & Final Plat - Amend GDP to allow 2 six-unit townhouse buildings to be developed as 6 two-family twin homes, approve SIP for 8 two-family twin homes, and Cardinal Glenn Replat No. 1, creating 16 lots for 8 two-family twin homes
- 2802 Waunona Way - Conditional Use - Construct accessory restroom building for Esther Beach Park on lakefront parcel
- 2921 N. Sherman Avenue - Conditional Use - Allow limited production and processing in multi-tenant commercial building in CC-T zoning
- 702 South Point Road - Preliminary and Final Plat - Re-Approval of First Addition to 1,000 Oaks, creating 259 single-family lots, 11 lots for two-family-twin residences and 9 outlots for public stormwater management and park and private open space (Requesting

re-approval of 2014 plans)

- Zoning Text Amendment - Amend Sections. 28.066, 28.140(1)(e), and 28.151 to add more substance and clarity to the Mixed-Use Center District ordinance
- 1910 Tennyson Lane - SR-V2 to SR-C1 to downzone a portion of site consistent with previous condition of rezoning

- Upcoming Matters - April 4, 2016

- 1800 Waunona Way - Conditional Use - Construct accessory building on lakefront lot
- 2439 Atwood Avenue - Conditional Use - Construct outdoor eating area for brewpub
- 5318 Hoboken Road - Conditional Use - Convert four-unit apartment building into a 10-unit housing cooperative
- 513 State Street - Conditional Use - Allow moped sales in DC zoning
- 201 Larkin Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 9809 Trappers Trail - Conditional Use - Construct building (single-family residence) in excess of 10,000 sq. ft. of floor area
- 614 Vera Court - Conditional Use - Construct addition to neighborhood center
- 28 Langdon Street - Conditional Use - Renovate existing sorority house
- 961 S. Park Street - Conditional Use - Allow limited production and processing in existing coffeehouse in TSS zoning

ANNOUNCEMENTS

ADJOURNMENT