



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, March 6, 2017

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 toj 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 20, 2017 REGULAR MEETING

February 20, 2017: <http://madison.legistar.com/Calendar.aspx>

### MINUTES OF THE FEBRUARY 23, 2017 SPECIAL MEETING

February 23, 2017: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: March 20 and April 3, 24, 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. [46041](#) Authorizing the acceptance of a Permanent Limited Easement for Public Bus Shelter Purposes from AL Land Acquisition, LLC, located 4325 Nakoma Road.
2. [46161](#) Ordering and accepting the dedication of public right-of-way for Meier Road, at no cost to the City, from McAllen Properties 120, LLC; dedicating Outlot 4 of the McAllen 120 Business Park Plat for public right-of-way purposes, as located at 3603 Meier Road.

Note: Items 3 and 4 are related and should be considered together.

3. [46212](#) Authorizing the Mayor and City Clerk to execute Subterranean and Air Space Lease with 202 E. Washington, LLC, the owner of property located at 1 N. Webster Street, to accommodate proposed encroachments of certain building features into the E. Washington Avenue and N. Webster Street public rights-of-way.
4. [46219](#) Authorizing the Mayor and City Clerk to execute a Subterranean and Air Space Lease with the 202 E. Washington, LLC to accommodate the subterranean and airspace encroachments in the North Webster Street and East Washington Avenue public rights-of-way.

## **NEW BUSINESS**

5. [46232](#) Amending Section 10.08(6)(a)2., creating Section 10.08(6)(a)17., amending Sections 10.08(6)(b)2. & 3. and creating Sections 10.08(6)(b)4., 5., & 6. of the Madison General Ordinances to update the city's parking lot design standards.

## **SPECIAL ITEMS OF BUSINESS**

6. [46303](#) Informational presentation by the University of Wisconsin-Madison regarding their forthcoming CI (Campus-Institutional) zoning district master plan.

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Note: Item 7 may be tabled until after the public hearing.

7. [46304](#) Plan Commission discussion on potential amendments to the High Point-Raymond Neighborhood Development 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**

Note: Items 8 - 10 are related and should be considered together.

8. [45541](#) SUBSTITUTE Creating Section 28.06(2)(a)000267 of the Madison General Ordinances to change the zoning of property located at 1302-1430 Reiner Road, 3rd Aldermanic District from A (Agricultural) District to TR-C3(Traditional Residential-Consistent 3) District; and creating Section 28.06(2)(a)00268 of the Madison General Ordinances to change the zoning of property located at 1302-1430 Reiner Road, 3rd Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District.
9. [45250](#) Approving the preliminary plat and final plat of Woods Farm on property addressed as 1302-1430 Reiner Road; 3rd Ald. Dist.
10. [45533](#) Consideration of a demolition permit to demolish two single-family residences at 1318 and 1402 Reiner Road; 3rd Ald. Dist. as part of the implementation of the Woods Farm subdivision.

Note: Items 11 and 12 are related and should be referred to April 3, 2017 pending a recommendation by the Urban Design Commission.

11. [45542](#) Creating Section 28.022 -- 00266 of the Madison General Ordinances to change the zoning of property located at 302 S. Gammon Road, 9th Aldermanic District, from SE (Suburban Employment) District to MXC (Mixed-Use Center) District.
12. [45251](#) Consideration of a demolition permit and conditional use to demolish an office building as part of a planned redevelopment in MXC (Mixed-Use Center District) zoning and construct first phase mixed-use and residential buildings on property addressed as 302 S. Gammon Road; 9th Ald. Dist.

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Note: Items 13 and 14 are related and should be consider together.

13. [45723](#) Creating Section 28.022 -- 00269 of the Madison General Ordinances to change the zoning of property located at 4904 Tradewinds Parkway, 16th Aldermanic District, from IL (Industrial - Limited) District to SE (Suburban Employment) District.
14. [45657](#) Consideration of a conditional use for a college or university tenant at 4904 Tradewinds Parkway; Urban Design Dist. 1; 16th Ald. Dist.

#### **Planned Development Alteration**

15. [46112](#) Consideration of an alteration to an approved Planned Development (Specific Implementation Plan) for a mixed-use building at 7933 Tree Lane; 9th Ald. Dist. to remove a Plan Commission condition of approval.

#### **Conditional Use & Demolition Permits**

16. [45802](#) Consideration of a conditional use to convert an office building into a private school at 6400 Schroeder Road; Urban Design Dist. 2; 19th Ald. Dist.
17. [45801](#) Consideration of a conditional use to construct an auto repair station at 4645 Verona Road; 10th Ald. Dist.

#### **Zoning Text Amendment**

18. [46056](#) Amending Section 28.211 of the Madison General Ordinances to change the definitions of Lot Line, Rear and Setback, Rear Yard with respect to irregularly shaped lots.

### **BUSINESS BY MEMBERS**

### **SECRETARY'S REPORT**

#### **- Upcoming Matters - March 20, 2017**

- 205-213 N. Gammon Road - Certified Survey Map Referral - Create three single-family lots (includes new cul-de-sac configuration for Acadia Court)
- 5501 Spring Tide Way - Conditional Use - Construct residential building complex containing 170 apartments in 4 buildings
- 2802 E. Johnson Street - Demolition Permit and Conditional Use - Demolish office building to construct auto repair station in Urban Design Dist. 5
- 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 two existing two-family residences
- 1704 Autumn Lake Pkwy. - Conditional Use - Construct 47-unit apartment building, pool and clubhouse in CC-T zoning
- 1501 Monroe Street - Conditional Use Alteration - Construct four-story addition to

existing hotel for 105 total rooms  
- 1444 E. Washington Avenue - Conditional Use - Establish tavern in existing multi-tenant commercial building in TE zoning, Urban Design Dist. 8  
- 222 W. Washington Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern in UMX zoning  
- 6910 Odana Road - Demolition Permit and Conditional Use - Demolish and reconstruct restaurant with vehicle access sales and service window

**- Upcoming Matters - April 3, 2017**

- 3808-3832 Eliot Lane - SR-C1 to SR-C2, Preliminary Plat and Final Plat - Tennyson Ridge Replat, creating 6 single-family lots and 1 outlot for private open space  
- 4601 Frey Street - PD(SIP) to Amended PD(GDP-SIP) - Construct mixed-use building containing 26,350 sq. ft. of office space and 182-room hotel  
- 3758 E. Washington Avenue - SR-C2 to CC-T, Demolition Permit and Conditional Use - Demolish existing greenhouse and garden center and construct new greenhouse and garden center with outdoor storage and display in Urban Design Dist. 5  
- 9824-9832 Cape Silver Way - SR-C1 to TR-C3 - Rezone three platted single-family lots in The Willows subdivision  
- 1603-1609 Monroe Street - Conditional Use Alteration - Construct vehicle access sales and service window in approved mixed-use building  
- 115 Langdon Street - Conditional Use - Renovate existing sorority house  
- 1511 Williamson Street - Conditional Use - Establish restaurant-tavern in NMX zoning with outdoor eating area

**ANNOUNCEMENTS**

**ADJOURNMENT**