



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, November 6, 2017

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.**

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below immediately.

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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 OCTOBER 16, 2017 MEETING

October 16, 2017: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: November 20 and December 4, 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. [49164](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of improvements for a new public street connection between Webb Avenue and Darbo Drive. Located in part of the NE ¼ and NW ¼ of the NW ¼ of Section 5, T7N, R10E, in the City of Madison. (6th AD)
2. [49259](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-09-40 - 4.01 thru 5992-09-40 - 4.05, Buckeye Road CTH AB - Monona Drive to Stoughton Road for the acquisition of Plat of Land Interests required. Located in part of Section 9, T7N, R10E and part of Section 16, T7N, R10E, in the City of Madison. (15th AD)
3. [49300](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of street improvements and vision corner for Ronald Reagan Drive and Hoepker Road. Located in part of the NW ¼ of the NW ¼ of Section 16 T8N, R10E, in the Town of Burke, Dane County, WI. (17th AD)
4. [49308](#) Accepting a Permanent Limited Easement for Public Sanitary Sewer purposes and authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Tom Woody to permit certain private improvements within the proposed Public Sanitary Sewer Easement, for the property located at 3902 Fern Court.
5. [49311](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. 10251 (53W1720) established for the reconstruction and maintenance of Monroe Street public street improvements from Odana Road to Regent Street. (10th, 13th and 14th AD)
6. [49321](#) Authorizing the execution of an Underground Electric and Gas Main Easement to Madison Gas and Electric Company across the City of Madison Stormwater Utility parcel located at 1916 Tennyson Lane.

NEW BUSINESS

7. [47513](#) Supporting the Bus Rapid Transit (BRT) Inter-Agency Staff Team recommendation to proceed with Phase 1 Project Development in an east-west corridor running through the UW Campus and Madison's Central Business District (CBD), with the east and west project termini to be determined.

8. [49318](#) Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area Boundary to include lands in the Elderberry Neighborhood.

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 Text Amendments

9. [49160](#) Amending Sections 28.061 and 28.151 of the Madison General Ordinances to allow colleges and universities in the Commercial Center as a permitted use and in the Commercial Corridor-Transitional Districts as a conditional use, and to require the filing of a transportation demand management plan.

Conditional Use & Demolition Permits

10. [48497](#) Consideration of a demolition permit and conditional use to demolish a warehouse/ retail building and construct a mixed-use building with 11,000 square feet of commercial space and 161 apartment units at 131 S. Fair Oaks Avenue; 6th Ald. Dist.

Note: No changes have occurred to the project plans for ID 48497 since the October 16, 2017 referral. Members of the Plan Commission should refer to the large-format plans provided with the materials for that meeting. Otherwise, PDFs containing all of the materials related to this request, including the project plans, are attached to the legislative file for this project.

Additionally, three documents related to air quality and ground contamination are attached to ID 48497 for the Plan Commission to review. However, due to their size, the 33-page air quality study commissioned by the applicant (dated September 12, 2017 with September 21 revision) and the 145-page Phase 2 Environmental Site Assessment for the property were not copied for the Commission's meeting materials.

11. [48967](#) Consideration of a conditional use for a private parking facility at 1412 Pflaum Road; 15th Ald. Dist.
12. [48968](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence to be constructed on a lakefront property at 5010 Lake Mendota Drive; 19th Ald. Dist.
13. [48969](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence exceeding 10,000 square feet in floor area to be constructed on a lakefront property at 501 Woodward Drive; 18th Ald. Dist.

Land Division

14. [48972](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating three lots at 3424 Lake Farm Road, Town of Blooming Grove.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Upcoming Matters - November 20, 2017**

- 118-122 State Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish six-story commercial building to construct nine-story, 120-room hotel with first floor restaurant-tavern and rooftop lounge (Referred at request of applicant)
- 5102 Silvertree Run - PD(GDP) to Amended PD(GDP-SIP) - Amend "University Crossing" General Development Plan and approve Specific Implementation Plan to construct a mixed-use building with 10,500 sq. ft. of commercial and 48 apartments in Urban Design Dist. 6
- 36 S. Brooks Street - PD(GDP-SIP) to Amended PD(GDP-SIP) - Amend Meriter Hospital General Development Plan and approve Specific Implementation Plan to construct an emergency generator facility for hospital campus
- 601 Gammon Road - Attach parcel developed with one-story restaurant from Town of Middleton and assign CC zoning
- Zoning Text Amendment - Amend Sections 28.151, 28.032(1), 28.037(2), 28.039(2), 28.040(2), 28.045(2), 28.047(2), 29.048(2), 28.050(2), and 28.051(2) to clarify the requirements for the use of two-family twin homes in residential districts.
- 529 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence and an addition to an existing accessory building on lakefront parcel
- 305 N. Fourth Street - Conditional Use - Establish restaurant-tavern tenant in multi-tenant commercial building in NMX zoning

- Upcoming Matters - December 4, 2017

- 5533 University Avenue - Demolition Permit and Conditional Use - Demolish grocery store and construct mixed-use building with 8,100 square feet of commercial space and 52 apartment units in Urban Design Dist. 6
- 802 Atlas Avenue - Conditional Use - Allow outdoor recreation at a restaurant-tavern
- 1824 Vilas Avenue - Conditional Use - Construct detached accessory building with accessory dwelling unit
- 453 W. Gilman Street - Conditional Use - Re-approve outdoor eating area for a restaurant-tavern
- 1804 S. Park Street - Conditional Use - Allow auto repair station tenant in existing multi-tenant building in CC-T zoning

ANNOUNCEMENTS**ADJOURNMENT**