



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, August 14, 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 JULY 20, 2017 SPECIAL MEETING

MINUTES OF THE JULY 24, 2017 REGULAR MEETING

MINUTES OF THE AUGUST 3, 2017 SPECIAL MEETING

<http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: August 28 and September 18, 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. [48195](#) 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)
2. [48206](#) Authorizing the City of Madison to accept ownership of a "Little Free Library" from the Junction Ridge Neighborhood Association located in Junction Ridge Park at 8502 Elderberry Road.
3. [48215](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of property owned by the City of Madison located at 435 Milky Way.
4. [48220](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of the City's property located at 917 E. Mifflin St.
5. [48222](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of Olbrich Park located at 3527 Atwood Avenue.

NEW BUSINESS

6. [47510](#) SUBSTITUTE Authorizing the development of a neighborhood plan for the Triangle and Monona Bay area and the creation of a neighborhood plan steering committee

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 Amendment

Note: Item 7 should be referred to August 28, 2017 at the request of the applicant.

7. [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

Zoning Text Amendments

8. [47763](#) Amending Section 28.151 of the Madison General Ordinances to clarify that any change in a limited production and processing use requires a conditional use alteration.
9. [48006](#) Creating Sections 28.078(5) and 28.079(4) of the Madison General Ordinances to create site standards for surface parking in the Downtown Residential 1 (DR1) and Downtown Residential 2 (DR2) districts.
10. [48025](#) Creating Section 28.185(6)(a)3. of the Madison General Ordinances to exempt from the demolition permit process buildings identified for demolition in an approved campus master plan in a Campus Institutional District.
11. [48026](#) Creating Sections 28.097(8), (9) and renumbering current Sec. 28.097(8) to (10) of the Madison General Ordinances to require review of final building design by university area committees and to allow for an appeal from a decision of an architectural review committee.

Conditional Use & Demolition Permits

12. [47756](#) Consideration of a conditional use to construct a four-story addition to a two-story commercial building at 668 State Street; 8th Ald. Dist.
13. [47852](#) Consideration of a conditional use to establish a brewery with tasting room in an existing multi-tenant commercial building at 931 E. Main Street; 6th Ald. Dist.
14. [47853](#) Consideration of a major alteration to an approved conditional use to allow construction of a three-story addition to the hotel at 1501 Monroe Street; 13th Ald. Dist.

15. [47854](#) 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 5450 Lake Mendota Drive; 19th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - August 28, 2017

- 550 Junction Road - Amended PD(GDP-SIP) - Construct five-story mixed-use containing 12,000 square feet of commercial space and 32 apartments
- 130 E. Gilman Street - DR-1 to PD(GDP-SIP) - Convert residence into eight-room hotel with café and event space in Mansion Hill Historic District
- 116 Juneberry Drive - Amended PD(GDP-SIP) and Certified Survey Map Referral - Amend PD zoning to create two lots for split two-family-twin homes
- 645-703 South Point Road - Temp. A to TR-P, TR-C3 and CC-T and Preliminary Plat of Acacia Ridge, creating 401 single-family lots, 3 lots for two-family twin homes, 2 lots for future mixed-use and multi-family development, 1 outlot for a future MMSD school, 3 outlots for private open space, 1 outlot for a public park, and 1 outlot for public stormwater management
- 204 Bernard Court - TR-U2 to CI - Rezone University-owned residential building into CI district
- 3922-3926 Mineral Point Road - Demolition Permit - Demolish two single-family residences to create open space for ex. place of worship
- 209 North Street - Conditional Use - Add unit to existing single-family residence to create two-family two-unit dwelling
- 1809 W. Bellline Highway - Demolition Permit and Conditional Use - Demolish auto sales facility and construct new auto sales facility
- 2224 Waunona Way - Conditional Use - Construct accessory building on lakefront parcel
- 1222 E. Mifflin Street - Conditional Use - Construct detached accessory dwelling unit
- 1139 Williamson Street - Demolition Permit - Demolish single-family residence and construct two-family two-unit residence in Third Lake Ridge Historic Dist.
- 3801 E. Washington Avenue - Conditional Use - Construct auto service station (electric vehicle charging station) in Urban Design Dist. 5
- 801 Williamson Street - Demolition Permit - Demolish converted residence to construct three-story mixed-use building with 1,000 square feet of commercial space and 4 apartments in Third Lake Ridge Historic Dist.
- 1823 S. Park Street - Conditional Use - Allow limited production and processing (wholesale production of food) at a retail establishment in Urban Design Dist. 6

- Upcoming Matters - September 18, 2017

- 2048-2114 Winnebago Street - (Partial) TSS to TE, Demolition Permit, Conditional Use and Certified Survey Map Referral - Rezone portion of property developed with a gym at 2114 Winnebago Street to TE; demolish two commercial buildings; construct three-story mixed-use building with 3,850 square feet of commercial space and 45 cohousing units; construct 10,300 square feet trade school; and create three commercial lots
- 302 S. Gammon Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish office building and construct first phase office and general retail complex, and revised CSM to create four-lot planned multi-use site
- 901-939 E. Washington Avenue and 910-924 E. Main Street - Demolition Permit and

Conditional Use - Demolish three commercial buildings and an existing addition to construct a new addition as part of the conversion of an existing five-story commercial building into a 144-room hotel in Urban Design Dist. 8

- 2003 Freeport Road - Demolition Permit - Demolish greater than 50% of commercial building; no new construction proposed

- 5114 Spring Court - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel

- 3116 Commercial Avenue - Conditional Use - Convert existing commercial building into nightclub

ANNOUNCEMENTS

ADJOURNMENT