



City of Madison

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

Agenda - Approved PLAN COMMISSION

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, August 20, 2018

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.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

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 30, 2018 MEETING

July 30, 2018: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

September 17 and October 1, 15, 2018

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. [52662](#) Authorizing the execution of an Underground Gas Line Easement to Madison Gas and Electric Company across a portion of City-owned land located at 7401 US Highway 12&18. (16th A.D.)
2. [52665](#) Authorizing the City's acceptance of a Second Amendment to Easement pertaining to an existing Permanent Limited Easement for Public Sidewalk Purposes granted to the City by Dane County over and across a portion of the properties located at 1650 and 1702 Pankratz Street, owned by Dane County. (12th A.D.)
3. [52683](#) Authorizing the City's execution of a Second Amendment to Permanent Limited Easement for Private Sidewalk and Fiber Optic Cable purposes to The Dean Health Plan, Inc., Newcomb Properties, LLC, and Gialamas Properties, LLC, across a portion of City Storm Water Utility Parcel 533 located at 8308 Excelsior Drive. (9th A.D.)

SPECIAL ITEM OF BUSINESS

4. [52040](#) Planning Division update on the Milwaukee Street Special Area 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 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Text Amendment

5. [52049](#) Amending Section 28.142(3)(c) of the Madison General Ordinances to allow stone as a type of mulch allowed by the Landscaping and Screening Requirements.

Zoning Map Amendments & Related Requests

Note: Items 6 and 7 are related. In addition to the Plan Commission, the rezoning request has been referred to the Transportation Commission and Downtown Coordinating Committee. The Transportation Commission is scheduled to review the development on August 22, 2018. As a result, these requests should be referred to September 17, 2018.

6. [52535](#) Creating Section 28.022 - 00338 and Section 28.022 - 00339 of the Madison General Ordinances to change the zoning of properties generally located at 118-126 State Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.
7. [52218](#) Consideration of a demolition permit to demolish four commercial buildings located at 118-126 State Street; 4th Ald. Dist. as part of Planned Development to construct nine-story, 130-room hotel with restaurant-taverns.

Note: Items 8 and 9 are related and should be considered together.

8. [52536](#) Creating Section 28.022 -- 00340 of the Madison General Ordinances to change the zoning of property located at 3600 Portage Road, 17th Aldermanic District, from A (Agriculture) District to SR-C3 (Suburban Residential-Consistent 3) District.
9. [52219](#) Approving the preliminary plat of *Vang Homesites* on property addressed as 3600 Portage Road; 17th Ald. Dist.

Conditional Use & Demolition Permits

Note: Item 10 should be referred to a future meeting at the request of the applicant, who intends to submit a revised request for the site.

10. [51768](#) Consideration of a demolition permit and conditional use to allow demolition of a two-family residence and four-unit apartment building and construction of a four-story, 37-unit apartment building at 119-125 N. Butler Street as part of a residential building complex that will include two existing two-family residences at 120-124 N. Hancock Street; 2nd Ald. Dist.

Note: Item 11 should be referred to a future meeting at the request of the applicant.

11. [51949](#) Consideration of a conditional use for an outdoor eating area for a restaurant-tavern at 1374 Williamson Street; 6th Ald. Dist.

Note: Item 12 should be referred to September 17, 2018 pending a recommendation by the Urban Design Commission.

12. [52220](#) Consideration of a demolition permit and conditional use to demolish a credit union and construct a five-story, 45-unit apartment building at 555 W. Washington Avenue; 4th Ald. Dist.
13. [52563](#) Consideration of demolition permit to allow a commercial building at 924 E. Main Street to be razed, and consideration of an alteration to an approved conditional use for a hotel at 901 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist. to allow a revised parking layout following the demolition.

Note: Item 14 should be referred to September 17, 2018 at the request of the applicant.

14. [52564](#) Consideration of a demolition permit and conditional use to allow a restaurant-tavern to be demolished and construction of a four-story mixed-use building with 1,900 square feet of commercial space and 86 apartments at 1902 Bartillon Drive; 17th Ald. Dist.
15. [52565](#) Consideration of a conditional use to construct a garage exceeding ten percent of lot area at 1054 Jenifer Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.
16. [52566](#) Consideration of a conditional use to construct a garage exceeding ten percent of lot area at 2342 Hoard Street; 12th Ald. Dist.
17. [52567](#) Consideration of a demolition permit and conditional uses for 5438 Lake Mendota Drive; 19th Ald. Dist. to demolish a single-family residence, construct a new single-family residence and boathouse on a lakefront parcel, and convert a second principal residence into an accessory dwelling unit.
18. [52568](#) 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 2500 Waunona Way; 14th Ald. Dist.

Note: Item 19 should be referred to September 17, 2018 pending a recommendation by the Urban Design Commission.

19. [52569](#) Consideration of a demolition permit and conditional use to demolish an office building and construction of a four-story, 54-unit apartment building at 7941 Tree Lane; 9th Ald. Dist.
20. [52571](#) Consideration of a demolition permit to demolish single-family residence with no proposed use at 4316 Monona Drive; 15th Ald. Dist.

Note: Items 21 and 22 should be placed on file without prejudice at the request of the applicant, who has withdrawn both demolition requests.

21. [52600](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 4217 Jerome Street; 15th Ald. Dist.
22. [52601](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 4221 Jerome Street; 15th Ald. Dist.

Alteration to Planned Development District

23. [52570](#) Consideration of an alteration to an approved Planned Development District to allow an outdoor eating area for a brewpub tenant in an existing mixed-use building at 2438 Winnebago Street; 6th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions (New!)

- "Jannah Village" rezoning and preliminary plat, 754-904 Felland Road - Approved with Plan Commission recommendations on July 24, 2018
- 2430 Frazier Avenue (bank) - Approved with Plan Commission recommendations on July 24
- "Imagine Madison" Comprehensive Plan Update - Adopted on August 7, 2018 with a few minor revisions to the version recommended by the Plan Commission
- 209-261 Junction Road (commercial center planned development) - Approved with Plan Commission recommendations on August 7
- "Chapel View" final plat, 9951 Old Sauk Road - Approved with Plan Commission recommendations on August 7

- Upcoming Matters - September 17, 2018

- 306 S. Baldwin Street - TR-C4 to PD and Certified Survey Map - Create one lot for existing two-family residence and one lot for new single-family residence
- 211 N. Carroll Street - Conditional Use - Construct 195-room hotel with 12,000 square feet of leasable commercial space
- Zoning Text Amendment - Amend Sections 28.053(4) and 28.132 to clarify side yard, rear yard, maximum lot coverage and usable open space requirement for single-family attached homes in the TR-P zoning district
- 4802 Sheboygan Avenue - Revised Preliminary Plat, Certified Survey Map, and Final Plat - Revised preliminary plat of Madison Yards at Hill Farms subdivision to create seven lots for mixed-use development; CSM to create one lot for State office building and one lot for private development; final plat to create six lots for mixed-use development
- 4198 Nakoosa Trail - Conditional Use - Construct auto service station (electric vehicle charging facility) in parking lot of retail building (Walmart)
- 3630 Milwaukee Street - Demolition Permit - Demolish commercial building with no proposed use
- 822 West Shore Drive - Demolition Permit - Demolish single-family residence to construct new single-family residence

- Upcoming Matters - October 1, 2018

- 222 S. Hamilton Street - Demolition Permit and Conditional Use - Demolish office building to construct mixed-use building with 930 square feet of commercial space and 19 residential condominiums
- 210-216 S. Pinckney Street - Amended PD(GDP-SIP) - Amend Block 88 Planned Development to construct City parking garage and 11,500 square feet of ground floor commercial space in first phase and 148 upper floor apartments in separate second phase
- 750 University Row - Amended PD(SIP) - Request four-year extension for existing 299-stall temporary parking lot
- 8001 Raymond Road - Conditional Use - Construct 20,000 square-foot addition to hospital in CI zoning

ANNOUNCEMENTS

ADJOURNMENT