



# 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](http://www.madisoncitychannel.tv).*

---

Monday, November 21, 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.**

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 NOVEMBER 7, 2016 MEETING

November 7, 2016: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: December 12, 2016 and January 9, 23, 2017

Special Meeting - Comprehensive Plan Update: Monday, November 28, 2016; 5:00-7:00 p.m.; City-County Building, Room 108 (Parks Conference Room)

**NEW BUSINESS**

1. [40307](#) To include new street construction that recognizes the importance of street trees and tree canopy and delineating the terms for community involvement in decision-making in street reconstruction projects in the City's "Complete Streets" program as adopted by the Common Council on 12/15/09 (Resolution RES-09-00997, Legislative File No. 16250).

**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.

**Conditional Uses/ Demolition Permits**

2. [44564](#) Consideration of a demolition permit and conditional use to demolish an existing skilled nursing facility and construct a new skilled nursing and assisted living facility at 4325 Nakoma Road; 10th Ald. Dist.

Note: Item 3 should be referred to a future meeting pending a recommendation by the Urban Design Commission

3. [44569](#) 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 52-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.
4. [44818](#) Consideration of a conditional use to allow a former place of worship to be converted into a school and offices at 2670 Milwaukee Street; 6th Ald. Dist.
5. [44819](#) 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 5404 Lake Mendota Drive; 19th Ald. Dist.
6. [44820](#) Consideration of a conditional use to construct an accessory building exceeding 800 square feet in area on a property zoned SR-C1 (Suburban Residential-Consistent 1 District) at 216 E. Dean Avenue; 15th Ald. Dist.
7. [44821](#) Consideration of a conditional use for a restaurant-tavern use in an existing tea house at 823 E. Johnson Street; 2nd. Ald. Dist.

**Agenda continues on next page >>**

Note: Item 8 should be referred to January 9, 2017 at the request of staff due to a pre-application notification issue.

8. [44822](#) Consideration of conditional uses for a parking reduction and outdoor eating areas for a restaurant-tavern at 904 Williamson Street; 6th Ald. Dist.

Note: Item 9 should be referred to December 12, 2016 at the request of staff to correct an error with the public hearing notice for this project.

9. [44823](#) Consideration of a conditional use to construct an accessory building exceeding 576 square feet in area on a lakefront property in TR-C1 (Traditional Residential-Consistent 1 District) zoning at 5722 Lake Mendota Drive; 19th Ald. Dist.
10. [44834](#) Consideration of a conditional use to allow a two-family, two-unit dwelling to be converted into a three-unit, three-family dwelling at 4310 Mohawk Drive; 10th Ald. Dist.
11. [44987](#) Consideration of a demolition permit to demolish a vacant laboratory with no proposed use at 501 Walnut Street; 5th Ald. Dist.

#### **Zoning Text Amendments**

12. [44260](#) SUBSTITUTE Amending Sections 28.140(1)(d) and (e) of the Madison General Ordinances to restrict when roof decks, porches, and balconies may be counted as usable open space.
13. [44739](#) Creating Sections 28.100 and amending Sections 28.151 and 28.211 of the Madison General Ordinances to add Nonmetallic Mineral Extraction District (ME) as a Special District.
14. [44740](#) SUBSTITUTE Amending Sections 28.211, 28.151, 28.061, 28.072, 28.082 and 28.132, creating Sections 28.006(3)(i) and 9.26 of the Madison General Ordinances allowing for Storage Lockers in the Mixed Use and Commercial Districts, Employment Districts, and the DC, UOR, and UMX districts and to require a license to operate storage lockers.

#### **Zoning Map Amendments**

15. [44732](#) Creating Section 28.022-00254 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at property located at 489 Commerce Drive, 9th Aldermanic District, and creating Section 28.022-00255 to amend a Planned Development District to approve a Specific Implementation Plan.
16. [44733](#) Creating Section 28.022-00252 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at property located at 8102 Watts Road, 9th Aldermanic District, and creating Section 28.022-00253 to amend a Planned Development District to

approve a Specific Implementation Plan

17. [44918](#) Creating Section 28.022 -- 00257 of the Madison General Ordinances to change the zoning at properties located at 2348 and 2370 Revival Ridge, 10th Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to TR-CR3 (Traditional Residential-Consistent 3) District.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Upcoming Matters - December 12, 2016**

- 1004-1032 S. Park Street - Amended PD(GDP-SIP) - Revised plans for approved mixed-use building to include 1,965 sq. ft. of commercial space, 156 apartments and 5 live-work units
- 301 Cross Oak Drive - PD(GDP) to PD(SIP) - Construct nine-unit townhouse building
- 518-542 Junction Road - PD (GDP-SIP) Alteration - Construct mixed-use development with 173 residential units and 7,900 square feet of commercial space in three buildings
- 801 E. Washington Avenue - Conditional Use - Construct up to eight-story commercial/ office building containing 152,925 square feet of floor area, including 40,000 square-foot theater/ concert hall in Urban Design Dist. 8
- 819 E. Washington Avenue - Conditional Use - Construct eight-story, 158,000 square-foot office building in Urban Design Dist. 8
- 6509 Normandy Lane - Conditional Use - Construct mixed-use building in a planned multi-use site containing 2,300 square feet of commercial space and 57 apartments
- 53 West Towne Mall - Conditional Use - Convert existing Sears store into multi-tenant commercial building, convert auto repair shop into 2 restaurants and create 3 commercial pad sites in reconfigured parking lot
- 134 S. Fair Oaks Avenue - Conditional Use - Construct residential addition to existing commercial building to contain 80 apartments and 2,500 square feet of commercial space
- 615 E. Washington Avenue - Conditional Use - Convert existing commercial building into daytime shelter in Urban Design Dist. 8
- 711-719 Jenifer Street - Certified Survey Map Referral - Create one lot for existing lodge/private club and one lot for existing single-family residence in Third Lake Ridge Historic District
- 2313 Center Avenue - Conditional Use - Construct accessory building with accessory dwelling unit

## **ANNOUNCEMENTS**

## **ADJOURNMENT**