



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, July 27, 2015

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 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 JULY 13, 2015 MEETING

July 13, 2015: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

August 10, 24 and September 21, 2015

SPECIAL ITEMS OF BUSINESS

- Election of Chair and Vice-Chair
- Plan Commission appointments to the Long-Range Transportation Planning Committee and Community Garden Committee

NEW BUSINESS

1. [39303](#) Authorizing the City of Madison Planning Division to prepare the Yahara Hills Neighborhood Development Plan.

UNFINISHED 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.

2. [39136](#) Authorizing the execution of an Amendment to Easement pertaining to the Public Utility Easement from the City of Madison to Mt. Vernon Telephone Company located within the Engineering Stormwater Utility parcel at 7437 East Pass (Outlot 2, The Crossing).

Note: This item was referred on July 13 for more information on the screening of the utility equipment. The grantee of the easement, TDS, has confirmed that everything in the easement will remain the same including the landscaping, with the addition of the 1 new utility cabinet, which is to be placed behind the existing equipment. Additional information on this easement is included in the Plan Commission materials for this meeting and attached to the legislative file.

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.

Detachment from City

3. [39319](#) Creating Section 15.01(597) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" detaching from the Eleventh Aldermanic District the Hong Kong Metro Realty Company property.

Zoning Map Amendments & Related Requests

4. [38743](#) Creating Section 28.022 -- 00170 of the Madison General Ordinances rezoning property located at 501 Welch Avenue, 6th Aldermanic District, from TR-C2 (Traditional Residential - Consistent 2) District to TR-C3 (Traditional Residential - Consistent 3) District.
Note: Items 5 and 6 are related and should be considered together.
5. [38876](#) Creating Section 28.022 - 00172 and Section 28.022 - 00173 of the Madison General Ordinances to change the zoning of property generally addressed as 109 South Fair Oaks Avenue, 6th Aldermanic District, from TE (Traditional Employment) District to PD(GDP)SIP (Planned Development (General Development Plan) Specific Implementation Plan) District.
6. [39090](#) Approving a Certified Survey Map of property owned by the City of Madison and located at 109 S. Fair Oaks Avenue; 6th Ald. Dist.

Note: Items 7 and 8 are related and should be considered together.
7. [39049](#) Creating Section 28.022-00174 of the Madison General Ordinances to change the zoning of property located at 101 South Mills Street, 13th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to TR-U1 (Traditional Residential - Urban 1) District.
8. [33913](#) REVISED - Consideration of a demolition permit to allow demolition of a single-family residence and construction of a four-unit apartment building at 101 S. Mills Street; 13th Ald. Dist.

Conditional Use & Demolition Permits

Note: Item 9 (below) should be referred to August 24, 2015 pending a recommendation by the Urban Design Commission.

9. [38158](#) Consideration of a conditional use for a private parking facility at 665 E. Washington Avenue in Urban Design District 8; 6th Ald. Dist.
Note: Item 10 (below) should be referred to August 10, 2015 at the request of the applicant.
10. [38731](#) Consideration of a demolition permit to allow demolition of an existing single-family residence and construction of a new single-family residence at 4022 Manitou Way; 10th Ald. Dist.
Note: Item 11 (below) should be referred to August 24, 2015 pending a recommendation by the Urban Design Commission.
11. [38734](#) Consideration of a demolition permit and conditional use to allow demolition of a restaurant and construction of an auto service station, convenience store and car wash at 3520-3546 E. Washington Avenue; Urban Design District 5; 15th Ald. Dist.

12. [39084](#) Continuing jurisdiction review by the Plan Commission of an approved conditional use for an outdoor eating area for the Tip Top Tavern located at 601 North Street; 12th Ald. Dist.

Zoning Text Amendments

13. [39124](#) Amending Section 28.151 of the Madison General Ordinances to allow the adaptive reuse of buildings originally constructed as places of worship.
14. [39125](#) Amending Sections 28.151 and 28.082 of the Madison General Ordinances to allow the keeping of honeybees in employment districts.
15. [39126](#) Amending Sections 28.151 and 28.032 of the Madison General Ordinances to update use status for adult family homes and community living arrangements.
16. [39127](#) Creating Section 28.132(2)(f) and renumbering current Section 28.132(2)(f) to (g) of the Madison General Ordinances to require window wells to be built up at least six inches above the adjoining ground to prevent flooding in residences.
17. [39131](#) Amending Section 28.098(6) of the Madison General Ordinances to allow the Director of Planning and Economic Development to refer any request for alteration to the Urban Design Commission.
18. [39158](#) Creating Section 28.098(2)(i) of the Madison General Ordinances to allow the reduction or elimination of setback requirements in Planned Development Districts.

Alteration to Planned Development Districts

19. [38933](#) Consideration of an alteration to an approved Planned Development (Specific Implementation Plan) to allow a front yard parking space for an existing residence at 403 W. Doty Street; 4th Ald. Dist.
20. [38934](#) Consideration of an alteration to an approved Planned Development (Specific Implementation Plan) to consider exterior building material changes for an approved senior housing and community-based residential facility development at 503, 511, and 519 Commerce Drive; 9th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - August 10, 2015

- Adjacent to 5000 N. Sherman Avenue - Annexation from Town of Westport - Annex land adjacent to Cherokee Country Club clubhouse for future residential project
- 109 E. Lakeside Street - TR-V1 to LMX and Conditional Use - Allow for the establishment of a furniture and household goods store with upper floor dwelling unit.
- 729 Pulley Drive - Conditional Use - Construct accessory building exceeding 800 square feet in SR-C1 zoning

- Upcoming Matters - August 24, 2015

- 115-117 S. Bassett Street - PD(SIP) to Amended PD(SIP) - Construct four-unit apartment building
- 4525 Secret Garden Drive - SR-V2 to TR-P and Conditional Use - Construct residential building complex containing 113 multi-family dwellings in 16 buildings (revised request)
- 6851 McKee Road - PD(GDP) to PD(SIP) - Construct 80 apartments in 2 buildings
- 1702 Autumn Lake Pkwy. - TR-P to CC-T - Rezone Lot 564 of the approved Village at Autumn Lake Replat for future mixed-use
- 5922 Lien Road - TR-P to CC-T - Rezone Lot 1059 of the approved Village at Autumn Lake Replat for future mixed-use
- 5902 Tranquility Trail - TR-C3 to CN - Rezone Outlot 60 of the approved Village at Autumn Lake Replat for private open space
- 5235 High Crossing Blvd. - Conditional Use - Construct 10,030 sq. ft. multi-tenant retail building

ANNOUNCEMENTS**ADJOURNMENT**