



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, February 19, 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.**

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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 FEBRUARY 5, 2018 REGULAR MEETING

February 5, 2018: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: March 5, 19 and April 2, 23, 2018

Special Work Sessions on the Comprehensive Plan: Monday, March 12, 2018 at 5:30 p.m. in Room 351, City-County Building; Thursday, April 12, 2018; 5:30 p.m. in Room 201, City-County Building

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. [50252](#) 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 new public storm sewer within a parcel located at 4009 Hammersley Ave. Located in part of the SW ¼ of the SW ¼ of Section 21, T7N, R9E. (11th AD)
2. [50369](#) Authorizing the City of Madison to execute an Underground Electric Easement to Wisconsin Power and Light Company, to occupy a portion of a City Engineering Stormwater Utility property located at 7997 Raymond Road in the City of Madison.

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 Amendments & Related Requests

Note: Items 3 and 4 are related and should be referred to March 5, 2018 pending a recommendation by the Urban Design Commission on Item 3.

3. [50130](#) Creating Section 28.022 - 00321 of the Madison General Ordinances to change the zoning of property located at 4802 Sheboygan Avenue, 11th Aldermanic District from SE (Suburban Employment) District to PD(GDP) Planned Development (General Development Plan) District.
4. [49928](#) Approving the preliminary plat of Madison Yards at Hill Farms on property generally addressed as 4802 Sheboygan Avenue; 11th Ald. Dist.

Note: Reconsideration of Items 5 and 6 was approved at the February 5, 2018 meeting, and new public hearing notices have been sent for this meeting. The items should be considered together.

5. [49895](#) Creating Section 28.022 - 00315 and Section 28.022 - 00316 of the Madison General Ordinances to change the zoning of properties located at 1720 Monroe Street and 625 S. Spooner Street, 13th Aldermanic District, from TR-C2 (Traditional Residential - Consistent 2) District and PD (Planned Development) District to PD(GDP-SIP) (Planned Development (General Development Plan - Specific Implementation Plan) District.
6. [49690](#) Consideration of a demolition permit to demolish a bank located at 1720 Monroe Street, 13th Ald. Dist. as part of Planned Development to construct a five-story mixed-use building on the property.

Conditional Use & Demolition Permits

7. [49916](#) Consideration of a conditional use to construct a second accessory building (workshop) that will exceed ten (10) percent of the lot area at 2802 Willard Avenue; 6th Ald. Dist.
8. [49921](#) Consideration of a demolition permit and conditional use to construct an addition to a single-family residence in excess of 500 square feet on a lakefront property at 4146 Veith Avenue; 18th Ald. Dist.

Note: Item 9 should be referred to March 5, 2018 to allow corrected public hearing notices to be provided.

9. [49922](#) Consideration of a demolition permit and conditional use to demolish a commercial building and construct a four-story mixed-use building with 5,125 square feet of commercial space and 35 apartments, and a four-story, 77-unit apartment building at 208 Cottage Grove Road; 15th Ald. Dist.
10. [50104](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 929 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.
11. [50105](#) Consideration of a conditional use for a home occupation at 6406 Westin Drive; 7th Ald. Dist.

Land Divisions

12. [49688](#) Approving a Certified Survey Map of property owned by the University Research Park, Inc. located at 501 Charmany Drive; 19th Ald. Dist.
13. [50106](#) Approving a Certified Survey Map of property owned by Cherokee Park, Inc. located at 1904 Wheeler Road; 18th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - March 5, 2018

- 222 N. Charter Street - Demolition Permit and TR-U2 to PD(GDP-SIP) - Demolish single-family residence and construct 12-story, 43-unit apartment building
- 2147-2201 Rimrock Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish four commercial buildings to construct four-story, 144-room hotel, and CSM to create two commercial lots and one outlot
- 2507 Winnebago Street - PD(GDP) to PD(SIP) - Construct two apartment buildings containing 60 total dwelling units
- Zoning Text Amendment - Amend Sections 28.032(1) and 28.151 of the Zoning Code to permit Health/Sports Club, Fitness Center or Studio as a conditional use in residential districts
- Zoning Text Amendment - Repeal and recreate Section 28.132(2)(f) to prohibit egress wells from projecting into the side yard setback area on any plat approved after October 1, 1994
- 2702 Waunona Way - Demolition Permit and Conditional Use - Demolish portion of existing single-family residence to construct addition to residence exceeding 500 square feet on lakefront parcel
- 26 N. Baldwin Street - Conditional Use - Construct accessory building exceeding 576 sq. ft. in TR-V1 zoning with accessory dwelling unit
- 6405 Mineral Point Road - Conditional Use - Construct outdoor eating area for restaurant-tavern

- Upcoming Matters - March 19, 2018

- 7102 US Highways 12 & 18 - PD Alteration - Construct biogas treatment and pumping facility at Rodefild Landfill
- 10202-10304 Valley View Road - SR-C1 and PR to TR-P and Preliminary and Final Plat - Demolish single-family residence, and approve the South Addition to Birchwood Point subdivision, creating 130 single-family lots, 45 lots for two-family twin homes, and two outlots for public parkland, and two outlots for stormwater management
- 1322 Chandler Street - Demolition Permit and Conditional Use - Demolish existing single-family residence and construct new residence, and construct detached accessory building exceeding 576 square feet
- 1719 Boyd Avenue - Demolition Permit - Demolish single-family residence and construct new residence
- 308 S. Paterson Street - Conditional Use - Convert building into tavern with outdoor eating area
- 437 S. Junction Road - Conditional Use - Convert building into veterinary clinic, animal daycare and animal boarding facility

ANNOUNCEMENTS

ADJOURNMENT