



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, April 6, 2015

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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**\*\*Note\*\* Quorum of the Common Council and Economic Development Committee 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 ntwv, cov ntaub ntwv 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

### DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

### MINUTES OF THE MARCH 23, 2015 MEETING

March 23, 2015: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: April 20 and May 4, 18, 2015

Special Meetings to discuss Zoning Code revisions: Tuesday, April 14 and Tuesday, May 12, 2015; 5:00-7:00 p.m.; both meetings will be held in Room 260 of Madison Municipal 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. [37360](#) Authorizing the selection of a portion of Census Tract 20 as the focus for a concentration neighborhood planning process and the creation of an Ad-Hoc steering committee.
2. [37723](#) Accepting the proposal of Baum Development for the redevelopment of the Garver Feed Mill.

Note: A selection of the attachments for Item 2 have been printed for the Plan Commission meeting packets, as recommended by Economic Development Division staff. However, due to its size, the full Baum response to the request for proposals was not copied for the Commission. Instead, selected pages of that document have been provided. The full response is linked to the legislative file for this item.

## 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 Map Amendment & Subdivision

Note: Items 3 and 4 should be considered together as one public hearing.

3. [37328](#) Creating Section 28.022-00160 of the Madison General Ordinances to change the zoning of properties located at 1 and 9 Cherbourg Court, 20th Aldermanic District, from SR-V2 (Suburban Residential - Varied 2) District to TR-C3 (Traditional Residential - Consistent 3) District to create 6 single-family lots in the Delores Lillge Subdivision.
4. [37227](#) Approving the preliminary plat and final plat of Delores Lillge Subdivision located at 1 and 9 Cherbourg Court; 20th Ald. Dist.

**Conditional Use & Demolition Permits**

Note: At its October 6, 2014 meeting, the Plan Commission referred Item 5 for 6 months, which corresponds to tonight's meeting. In referring the proposed building, the Plan Commission stated that the building was too large for the site; that the design/ form of the proposed building was out of character with its surroundings; and that the Commission did not support the unit proposed in the basement/ garden/ lower level of the building.

The applicant for the demolition permit continues to revise his plans for a new multi-family building for the site to address the comments from the previous hearing but has not formally resubmitted new plans for consideration. Therefore, staff recommends that the Plan Commission further refer this matter to the June 8, 2015 meeting.

5. [33913](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a six-unit apartment building at 101 S. Mills Street; 13th Ald. Dist.  

Note: Item 6 should be referred to the April 20, 2015 meeting at the request of the applicant and staff to allow the demolition permit to be considered concurrent with the final plat of The Willows, which was submitted for review at the April 20 meeting.
6. [37369](#) Consideration of a demolition permit to allow a single-family residence at 9803 Old Sauk Road; 9th Ald. Dist. to be demolished as part of the implementation of The Willows residential subdivision.

**Zoning Text Amendment**

Note: Staff requests that Item 7 be further referred to the May 4, 2015 meeting to allow staff additional time to address the issues raised by the Plan Commission during its March 23 hearing.

7. [37398](#) Amending Sections 28.211, 28.151, and 28.061 of the Madison General Ordinances to amend existing zoning regulations for tobacco retailers in the City of Madison.

**END OF PUBLIC HEARING****SPECIAL ITEM OF BUSINESS**

8. [37851](#) Smart Growth America presentation and discussion with the Plan Commission regarding a Fiscal Impact Analysis prepared for the Pioneer Neighborhood Development Plan

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- Upcoming Matters - April 20, 2015**

- 4103-4119 Portage Road - Temp. A to SR-V2, Conditional Use, Demolition Permit and

Certified Survey Map Referral - Demolish single-family residence and construct residential building complex containing 284 apartments in 3 buildings with pool and clubhouse and create 3 lots for the residential development

- 467-507 North Star Drive 452 & 504 Pluto Street - PD(SIP) to Amended PD(GDP-SIP) and Final Plat - Grandview Commons Replat No. 2, replatting 6 lots approved for two-family dwellings-twin into 12 single-family lots
- 5110 High Crossing Blvd. - Conditional Use and Certified Survey Map Referral - Create 2 lots to allow construction of a 60,650 square-foot health club and 106-room hotel as a planned multi-use site
- 710 E. Mifflin Street and 124 N. Livingston Street - Conditional Use - Construct 189-unit apartment building
- 633 W. Main Street and 624 W. Doty Street - DR-2 to UMX, Conditional Use and Certified Survey Map Referral - Rezone existing office building and surface parking lot to conforming district, re-approve accessory parking facility, and combine parcels into 1 commercial lot
- 1101 Feather Edge Drive 9807-9856 Hawks Nest Drive - Conditional Use Alteration - Construct undeveloped portion of Hawks Woods Condominiums with 22 single-family residences
- Zoning Text Amendment - Amend Section 28.131 of the Zoning Code regulating accessory buildings and structures on lots used exclusively for residential and mixed-use purposes
- Zoning Text Amendment - Amend Section 28.095 of the Zoning Code to eliminate the Parks and Recreation District maximum lot coverage requirement
- 3414 Monroe Street - Demolition Permit and Conditional Use - Demolish office building to construct a mixed-use building with 3,500 square feet of commercial space and 19 apartments
- 4701 American Parkway - Conditional Use - Construct auto service station, convenience store and car wash
- 9803 Old Sauk Road - Demolition Permit and Final Plat - The Willows, creating 35 single-family lots and 1 outlot for public stormwater management following demolition of single-family residence
- 7202 Mineral Point Road - Demolition Permit and Conditional Use - Demolish restaurant and construct new restaurant with vehicle access sales and service window
- 3637 Dawes Street - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C1 zoning
- 3502 E. Washington Avenue - Conditional Use - Construct outdoor eating area for restaurant (in Urban Design Dist. 5)

#### **- Upcoming Matters - May 4, 2015**

- Village at Autumn Lake – Various addresses, Lien Rd. & Autumn Lake Parkway - TR-C3, PD and CN to TR-P and TR-C3, Demolition Permit, and Preliminary Plat and Final Plat - Village at Autumn Lake Replat, creating 549 lots for 525 single-family units, 36 two-family-twin units, 8 four-unit dwellings, 58 townhouse units and 296 multi-family units; 16 outlots dedicated to the public; and 12 outlots to be maintained privately, following demolition of 5825 Sanctuary Ln./ 2009 Expedition Tr.
- 2615 Stevens Street - TR-C2 to TR-C4 - Convert existing four-unit multi-family dwelling to three-family dwelling
- 126 S. Carroll Street - PD(SIP) to Amended PD(SIP) - Construct mixed-use building with 5,900 sq. ft. of commercial space and 88 apartments
- 510 University Avenue and 435 W. Gilman Street - Demolition Permit and Conditional Use - Demolish existing mixed-use building to construct new mixed-use building with 8,750 sq. ft. of commercial space, 3,000 sq. ft. of flex space and 348 apartments
- 1701 Wright Street - Conditional Use - Construct classroom addition at Madison College exceeding 4,000 sq. ft. in CI zoning

- 4901 Tradewinds Parkway - Conditional Use - Construct Water Utility Well 31 and reservoir, with outdoor storage area (in Urban Design District 1)
- 3825 E. Washington Avenue - Demolition Permit - Demolish restaurant to construct 9,800 square-foot commercial building (in Urban Design Dist. 5)
- 5404 Lake Mendota Drive (Tentative) - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence exceeding 10,000 square feet of floor area on a lakefront lot
- 137 N. Prospect Avenue - Conditional Use- Construct accessory building exceeding 576 square feet in TR-C2 zoning
- 1402 Pankratz Street - Conditional Use - Allow private school in multi-tenant commercial building in SE zoning (in Urban Design Dist. 4)

## **ANNOUNCEMENTS**

## **ADJOURNMENT**