



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, October 2, 2017

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 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 SEPTEMBER 18, 2017 MEETING

September 18, 2017: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: October 16 and November 6, 20, 2017

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. [48800](#) Authorizing the execution of a Permanent Limited Easement for Public Sidewalk purposes from OTS Enterprises, LLC across a portion of the property located at 1745 Parkside Drive.

NEW BUSINESS

2. [48633](#) Accepting the report of the Planning Director, Housing Initiatives Specialist, and Zoning Administrator on the recommendations contained in the White House Housing Development Toolkit.
3. [48601](#) Adopting the Cottage Grove Road Activity Centers Plan as a Supplement to the City of Madison Comprehensive Plan.

Note: Plan Commission members were provided copies of the draft plan with their September 18, 2017 meeting materials. The full plan is attached to the online legislative file.
4. [48640](#) Support for further study of an interchange at Interstate Highway 94 near Milwaukee Street, east of Sprecher Road

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 Text Amendments

5. [48611](#) Amending Sections 28.211, 28.061, and 28.072(1) of the Madison General Ordinances to remove tattoo shop as a separate use and, instead, treat it as a subcategory of service business.
6. [48622](#) Amending Section 28.082(1) of the Madison General Ordinances to allow garden centers as a conditional use in Industrial - Limited Districts.

The agenda continues on the next page >>

Zoning Map Amendment & Related Request

Note: Items 7 and 8 are related and should be considered together.

7. [48618](#) Creating Section 28.022 -- 00303 of the Madison General Ordinances to change the zoning of property located at 4207 Bellgrove Lane, 17th Aldermanic District, from A (Agriculture) District to SR-C2 (Suburban Residential-Consistent 2) District to rezone with land division to create four single-family residential lots.
8. [48327](#) Approving a Certified Survey Map of property owned by Travis and Jackie Davenport located at 4207 Bellgrove Lane; 17th Ald. Dist.

Conditional Use & Demolition Permits

9. [48338](#) Consideration of a conditional use to allow a dwelling unit in an eight-unit apartment building at 2500-2502 Calypso Road to be converted into an office for human services program; 12th Ald. Dist.
10. [48473](#) 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 5209 Harbor Court; 19th Ald. Dist.
11. [48474](#) Consideration of a conditional use to construct a detached accessory building exceeding 800 square feet of floor area in SR-C1 (Suburban Residential-Consistent 1 District) on a lakefront parcel at 1005 Woodward Drive; 18th Ald. Dist.

Note: Items 12 and 13 are related and should be considered together.

12. [48334](#) Consideration of a demolition permit and conditional use to demolish an office building and construct an office building, an office/telecommunications center building, and two general commercial buildings with potential future food and beverage establishments with outdoor eating areas, as part of a multi-phase redevelopment project on land generally addressed as 302 S. Gammon Road; 9th Ald. Dist.
13. [45253](#) Approving a Certified Survey Map of property owned by West Place One, LLC located at 302 S. Gammon Road; 9th Ald. Dist.

Note: Item 14 should be referred to October 16, 2017 at the request of the applicant.

14. [48497](#) Consideration of a demolition permit and conditional use to demolish a warehouse/ retail building and construct a mixed-use building with 11,000 square feet of commercial space and 161 apartment units at 131 S. Fair Oaks Avenue; 6th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - October 16, 2017

- Staff update on Pioneer/Junction/Elderberry Neighborhood Development Plans Amendment project ("Pio-junctio-berry")
- 630 Forward Drive - Demolition Permit - Demolish laboratory building to construct additional parking to serve office and laboratory complex in Urban Design Dist. 2
- 2810 Coho Street - Conditional Use - Construct five-story, 112-room hotel
- 4706 E. Washington Avenue - Demolition Permit - Demolish office building with no proposed use
- 1018 E. Washington Avenue - Conditional Use - Establish arts/technical/trade school tenant (bicycling gym) in mixed-use building
- 7173 Manufacturers Drive - Conditional Use - Convert existing building into general manufacturing facility
- 4301 Maher Avenue - Demolition Permit - Demolish single-family residence and construct new residence
- 141 Langdon Street - Demolition Permit and Conditional Use - Demolish existing lodging house and construct new lodging house
- 600 Williamson Street - Conditional Use - Establish restaurant-tavern tenant in multi-tenant commercial building in TE zoning
- 335 W. Lakeside Street - Conditional Use - Add dwelling unit in existing mixed-use building
- 1010-1018 Mayfair Avenue - Conditional Use - Construct accessory building for apartment complex exceeding 800 square feet in SR-V2 zoning

- Upcoming Matters - November 6, 2017

- 118-122 State Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish six-story commercial building to construct nine-story, 120-room hotel with first floor restaurant-tavern and rooftop lounge
- 1412 Pflaum Road - Conditional Use - Create private parking facility
- 802 Atlas Avenue - Conditional Use - Allow outdoor recreation at a restaurant-tavern
- 5010 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 501 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 529 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence and an addition to an existing accessory building on lakefront parcel
- 3424 Lake Farm Road - Extraterritorial Certified Survey Map - Create three lots in the Town of Blooming Grove

ANNOUNCEMENTS

ADJOURNMENT