



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, August 24, 2015

5:00 PM

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

****Note Special Starting Time****

****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 JULY 27, 2015 MEETING

MINUTES OF THE AUGUST 10, 2015 MEETING

<http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

September 21 and October 5, 19, 2015

SPECIAL ITEM OF BUSINESS

- Plan Commission appointment to the Community Gardens Committee

1. [39688](#) Informational presentation by the University of Wisconsin-Madison regarding its 2015-2016 Campus Master Plan update

Note: This presentation is the first in a likely series of discussions between the University and the Plan Commission regarding the ten-year update of the Campus Master Plan. The culmination of the master plan update process will be the submittal in 2016 of a Campus-Institutional (CI) zoning district master plan for approval by the Common Council following a formal recommendation by the Plan Commission at a public hearing. The purpose of this informational presentation is for the University to share data, background information and analysis observations with the Plan Commission and for the Commission to provide feedback for the master planning team to consider as it proceeds. The informational presentation is not a public hearing item, though the Plan Commission may allow public testimony as is customary for any item on its agenda. No formal action shall be taken by the Plan Commission during these informational discussions.

A PDF of the materials to be presented is attached to the legislative file for this discussion item.

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.

2. [39374](#) Authorizing the Mayor and the City Clerk to execute a Release of Water Main Easement and the grant of a Water Main Easement over a portion of Lot 1 of CSM 9518, located at 4198 Nakoosa Trail.
3. [39473](#) Authorizing the execution of an assignable Private Driveway Access Easement Agreement with Madison Area Rehabilitation Centers, Inc. for a private driveway across City of Madison Fire Station No. 8 property, located at 3945 Lien Road.
4. [39499](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Reverend Larry V. Jackson and Katherine M. Jackson for the purchase of a parcel located at 2049 Baird Street.

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.

Tax Incremental District

5. **39435** SUBSTITUTE Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #46 (Research Park), City of Madison.

Annexation

6. [39538](#) Creating Section 15.01(597) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing to the 18th Aldermanic District the Cherokee Annexation and assigning a temporary zoning classification of A Agriculture District, creating Section 15.02(135) of the Madison General Ordinances to assign the attached property to Ward 135, and amending Sec. 15.03(18) to assign the attached property to the Eighteenth Aldermanic District.

Zoning Text Amendments

7. [39494](#) Creating Section 28.102(28) of the Madison General Ordinances to establish Wellhead Protection District No. 31.
8. [39497](#) Amending Sections 28.042, 28.043, 28.044, 28.045, 28.047, 28.048, 28.050, 28.051 and 28.053 of the Madison General Ordinances to allow a maximum front yard setback of greater than 30 feet in the TR-C1, TR-C2, TR-C3, TR-C4, TR-V1, TR-V2, TR-U1, TR-U2 and TR-P Districts.
9. [39500](#) Amending Sections 28.151, 28.211 and 28.061 of the Madison General Ordinances to allow limited production and processing as a conditional use in TSS, CC-T and the CC Districts.

Zoning Map Amendments & Related Requests

Note: Items 10 and 11 are related and should be considered together.

10. [39050](#) SUBSTITUTE Creating Section 28.022-00175 of the Madison General Ordinances to change the zoning of property located at 109 East Lakeside Street, 13th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to LMX (Limited Mixed Use) District.
11. [38935](#) Consideration of a conditional use to allow the establishment of a furniture and household goods store at 109 East Lakeside Street; 13th Ald. District.

Note: Items 12 - 14 are related to the implementation of the approved Village at Autumn Lake Replat and should be considered together.

12. [39296](#) Creating Section 28.022-00177 of the Madison General Ordinances to change the zoning of property located at 5902 Tranquility Trail, 17th Aldermanic District, from TR-C3 (Traditional Residential - Consistent 3) District to CN (Conservancy) District.
13. [39297](#) Creating Section 28.022-00181 of the Madison General Ordinances to change the zoning of property located at 5922 Lien Road, 17th Aldermanic District, from TR-P (Traditional Residential - Planned) District to CC-T (Commercial Corridor - Transitional) District
14. [39298](#) Creating Section 28.022-00178 of the Madison General Ordinances to change the zoning of property located at 1702 Autumn Lake Parkway, 17th Aldermanic District, from TR-P (Traditional Residential - Planned) District to CC-T (Commercial Corridor - Transitional) District.
15. [39299](#) Creating Section 28.022 -- 00179 of the Madison General Ordinances to change the zoning at property located at 6851 McKee Road, 7th Aldermanic District, from Planned Development (General Development Plan) District to Planned Development (Specific Implementation Plan) District.

Note: Item 16 should be referred to September 21, 2015 pending a recommendation by the Urban Design Commission.
16. [39301](#) Creating Section 28.022 -- 00180 of the Madison General Ordinances to change the zoning of properties located at 115-117 South Bassett Street, 4th Aldermanic District, from PD(GDP-SIP) (Planned Development- General Development Plan-Specific Implementation Plan) District to Amended PD(GDP-SIP) Amended Planned Development (General Development Plan-Specific Implementation Plan) District.

Conditional Use & Demolition Permits

17. [38158](#) Consideration of a conditional use for a private parking facility at 665 E. Washington Avenue in Urban Design District 8; 6th Ald. Dist.
18. [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 19 should be referred to September 21, 2015 pending a recommendation by the Urban Design Commission.
19. [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.
20. [39078](#) Consideration of a conditional use to allow construction of a multi-tenant retail building at 5235 High Crossing Boulevard; 17th Ald. Dist.

21. [39088](#) Consideration of a conditional use to allow construction of an accessory building exceeding 800 square feet in floor area on a SR-C1-zoned property at 729 Pulley Drive; 15th Ald. Dist.
22. [39457](#) Consideration of a demolition permit to allow a fire-damaged single-family residence to be demolished and a new single-family residence to be constructed at 133 Silver Road; 15th Ald. Dist.
23. [39478](#) Consideration of an alteration to an approved Planned Development (Specific Implementation Plan) and a conditional use to allow a dog daycare in a tenant space in an existing mixed-use building at 502 S. Park Street; 13th Ald. Dist.
24. [39479](#) Consideration of a conditional use to allow a single-family residence to be converted into a two-family two-unit at 2055 Winnebago Street; 6th Ald. Dist.
25. [39481](#) Consideration of a conditional use to construct a two-family-twin dwelling at 1803-1805 Dondee Road; 16th Ald. Dist.
26. [39482](#) Consideration of a conditional use to construct a two-family-twin dwelling at 1821-1823 Dondee Road; 16th Ald. Dist.
27. [39484](#) Consideration of a conditional use to convert a tenant space in an existing NMX (Neighborhood Mixed-Use)-zoned building at 821 E. Johnson Street; 2nd Ald. Dist. into a restaurant-tavern.
28. [39483](#) Consideration of a demolition permit and conditional use to demolish 3 commercial buildings and construct 6,700 sq. ft. of commercial space and 60 apartments at 2107-2249 Sherman Avenue; 12th Ald. Dist.

Subdivisions

29. [39455](#) Re-approving the preliminary plat and final plat of Hawks Valley generally located at 9603 Mid Town Road and 2052 Woods Road; 1st Ald. Dist.
30. [39480](#) Approving the revised preliminary plat and final plat of Tennyson Ridge on land addressed as 1818-1910 Tennyson Lane; 12th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - September 21, 2015

- Accepting the Greening America's Capitals: Brittingham - Triangle Green Project Report
- 4525 Secret Garden Drive - SR-V2 to TR-P and Conditional Use - Construct residential building complex containing 113 multi-family dwellings in 16 buildings
- 2524 Winnebago Street - PD(GDP) to PD(SIP) - Construct mixed-use building with 28,000 sq. ft. grocery store, 10,000 sq. ft. of general commercial space and 100

- apartments at Union Corners
- 723 State Street - PD(GDP-SIP) Alteration - Revised plans for place of worship and student center to eliminate one floor of building
- 215 Martin Luther King Jr. Blvd. & 215 S. Pinckney Street - Certified Survey Map Referral - Create 2 lots for Judge Doyle Square mixed-use development and Government East parking facility (local landmark site—Madison Municipal Building)
- 702-750 University Row - PD(GDP) to PD(SIP) - Construct temporary surface parking lot at University Crossing (Lots 2 and 3)
- Zoning Text Amendment - Amend Sec. 28.185(6) to exempt from the demolition approval process single-family dwellings destroyed by fire where the bulk and placement of the replacement building meets certain requirements
- 1313 Regent Street - Certified Survey Map Referral - Create 1 lot for commercial development and 1 lot for residential development
- 1313 Regent Street - Conditional Use - Convert auto repair shop into restaurant-brewpub and reception hall with outdoor eating area and non-accessory temporary outdoor event area related to Camp Randall
- 1314 Bowen Court (Proposed address) - Conditional Use - Construct 26-unit apartment building

ANNOUNCEMENTS

ADJOURNMENT