



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, January 11, 2016

5:30 PM

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

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**\*\*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 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 DECEMBER 7, 2015 REGULAR MEETING

December 7, 2015: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

January 25 and February 8, 22, 2016

### 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. [41100](#) Authorizing the execution of a Release of a Permanent Easement for Public Sidewalk and Bus Pad Purposes at Madison Area Technical College, located at 1702 Wright Street.
2. [41101](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of Camelot Park, located at 1754 Camelot Drive.
3. [41173](#) Authorizing the City of Madison to accept ownership from the State of Wisconsin of three art installations located in the W. Beltline Frontage Road and the Verona Road Frontage Road public rights-of-way.

### **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.

Note: Items 4 - 6 are related and should be considered together. For Item 4, the Plan Commission shall make a recommendation to the Urban Design Commission on the adoption of the proposed ordinance amendment. The Urban Design Commission will make the final recommendation on the ordinance change to the Common Council.

### **Urban Design Commission Text Amendment**

4. [40940](#) Amending Section 33.24(15)(e)12.b.ii. of the Madison General Ordinances to allow for the construction of an 11th floor community room on top of a mixed-use building.

### **Conditional Use, Demolition Permits & Related Requests**

5. [40591](#) Consideration of a demolition permit and conditional use to demolish various industrial and commercial buildings and construct a mixed-use building containing 55,600 square feet of office, 23,300 square feet of commercial space and 198 dwelling units at 1002-1046 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.
6. [40593](#) Approving a Certified Survey Map of property owned by Stone House Development, Inc. located at 1002-1046 E. Washington Avenue; 2nd Ald. Dist.

7. [40590](#) Consideration of a conditional use to construct a mixed-use building containing 14,000 square feet of first floor commercial space and 36 apartments at 2230 W. Broadway; Urban Design Dist. 1; 14th Ald. Dist.

### **Zoning Map Amendments & Related Requests**

Note: Items 8 and 9 are related and should be considered together.

8. [40667](#) Creating Section 28.022-00205 of the Madison General Ordinances to change the zoning of property located at 1917 Lake Point Drive, 14th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to TR-U1 (Traditional Residential - Urban 1) District.
9. [40393](#) Consideration of a demolition permit and conditional use to allow a neighborhood center to be demolished and 2 townhouse buildings containing 12 total units to be constructed on property generally addressed as 1917 Lake Point Drive; 14th Ald. Dist.

Note: Items 10 - 12 are related and should be considered together.

10. [40957](#) Creating Section 28.022 -- 00213 of the Madison General Ordinances to change the zoning of property located at 437 West Mifflin Street, 4th Aldermanic District, from PD(SIP) Planned Development (Specific Implementation Plan) District to DR-2 (Downtown Residential 2) District.
11. [40589](#) Consideration of a demolition permit and conditional use to allow 2 two-family dwellings and 1 single-family dwelling to be demolished and a 46-unit apartment building to be constructed on land addressed as 427-439 W. Mifflin Street; 4th Ald. Dist.
12. [40592](#) Approving a Certified Survey Map of property owned by Madison Development Corporation, Inc. located at 427-439 W. Mifflin Street; 4th Ald. Dist.

Note: Item 13 should be referred to January 25, 2016 at the request of the applicant and staff.

13. [40958](#) Creating Section 28.022 - 00214 of the Madison General Ordinances to amend a Planned Development District at property located at 841 Jupiter Drive and 818 North Star Drive, 3rd Aldermanic District to approve an Amended General Development Plan, and creating Section 28.022 - 00215 to amend a Planned Development District to approve a Specific Implementation Plan.

### **BUSINESS BY MEMBERS**

### **SECRETARY'S REPORT**

**- Upcoming Matters - January 25, 2016**

- 1101 Feather Edge Drive 9807-56 Hawks Nest Drive - Conditional Use Alteration - Construct undeveloped portion of Hawks Woods Condominiums with 21 single-family residences
- 6001-6033 Gemini Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct up to 35,000 square feet of commercial space in 5 buildings on the "B" Block at Grandview Commons Town Center; and Preliminary Plat and Final Plat - Grandview Commons Replat No. 3, creating 5 lots for commercial development
- 9025 Mid Town Road - Temp. A to SR-C1, Demolition Permit and Conditional Use - Demolish single-family residence to construct daycare facility
- 849 E. Washington Avenue - Conditional Use - Allow brewery in TE zoning district in Urban Design Dist. 8
- 1380 Williamson Street - Conditional Use - Allow restaurant-nightclub in existing building
- 2819 CTH T - Extraterritorial Certified Survey Map - Create 2 residential lots in the Town of Sun Prairie
- 3391 Meadow Road - Extraterritorial Preliminary Plat and Final Plat - Aspen Meadows Estates, Town of Middleton, creating 11 single-family lots, 1 outlot for stormwater management, and 1 outlot for future development

**- Upcoming Matters - February 8, 2016**

- 5204 N. Sherman Avenue - Temp. A to SR-C3, Preliminary Plat and Final Plat - The Turn at Cherokee, creating 16 single-family lots and 2 private outlots for stormwater management and golf club use
- 5518-5702 Manufacturers Drive - Conditional Use - Approve an existing motor freight terminal facility to provide conforming zoning and approve a parking lot expansion for this existing use
- 4707 Pflaum Road - Demolition Permit - Demolish an existing 11,000 square-foot building to allow for a 22,000 square-foot warehouse addition

**ANNOUNCEMENTS****ADJOURNMENT**