



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, December 4, 2017

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 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 NOVEMBER 20, 2017 MEETING

November 20, 2017: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: January 8, 22 and February 5, 19, 2018

Special Work Sessions on the Comprehensive Plan: Thursday, January 18 and Tuesday, January 30, 2018; time and location TBA

**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. [49505](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Jan G. Eisner and James R. Eisner to permit private improvements within the existing sanitary sewer easement, for the property located at 5114 Spring Court.
2. [49546](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-09-09 - 4.01 thru 5992-09-09 - 4.03, East Johnson Street - North Baldwin Street to First Street for the acquisitions per the Plat of Land Interests required. Located in part of the SE ¼ of Section 12, T7N, R9E and the SW ¼ of Section 6, T7N, R10E, in the City of Madison. (2nd and 12th AD)
3. [49567](#) Authorizing a declaration of change in use from Madison Water Utility use to a combination of Public Street Right-of-Way and General City of Madison Purposes pertaining to the Well House #3 property located at 212 N. First Street as part of the land and interest acquisitions required per Transportation Project Plat 5992-09-09, E. Johnson St - N. Baldwin St to First St.

**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 Amendment & Related Request**

Note: Items 4 and 5 should be referred to January 8, 2018 at the request of the applicant and pending a recommendation by the Urban Design Commission

4. [49166](#) Creating Section 28.022 - 00304 and Section 28.022 - 00305 of the Madison General Ordinances to change the zoning of properties generally located at 118

and 122 State Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

5. [48786](#) Consideration of a demolition permit to demolish a six-story commercial building located at 122 State Street as part of Planned Development to construct nine-story, 120-room hotel with restaurant-taverns at 118 and 122 State Street; 4th Ald. Dist.

#### **Conditional Use & Demolition Permits**

6. [48782](#) Consideration of a conditional use for outdoor recreation at an existing restaurant-tavern at 802 Atlas Avenue; 3rd Ald. Dist.

Note: Item 7 should be referred to January 8, 2018 pending a recommendation by the Urban Design Commission

7. [49138](#) Consideration of a demolition permit and conditional use to demolish a grocery store and construct a mixed-use building with 8,100 square feet of commercial space and 52 apartments at 5533 University Avenue; Urban Design Dist. 6; 19th Ald. Dist.
8. [49293](#) Consideration of conditional uses to construct an accessory building exceeding 576 square feet in TR-C2 (Traditional Residential-Consistent 2 District) zoning containing an accessory dwelling unit at 1824 Vilas Avenue; 13th Ald. Dist.
9. [49295](#) Consideration of a conditional use for an auto repair station tenant in an existing multi-tenant building in CC-T (Commercial Corridor-Transitional District) zoning at 1804 S. Park Street; 14th Ald. Dist.

#### **BUSINESS BY MEMBERS**

#### **SECRETARY'S REPORT**

##### **- Upcoming Matters - January 8, 2018**

- 801 W. Badger Road - Demolition Permit and Conditional Use - Demolish office building and construct two-story 43,000 sq. ft. Madison College facility in Urban Design Dist. 7
- 5402 Congress Avenue and 3325 Ambassador Drive - Amended PD(GDP-SIP) - Amend General Development Plan and Specific Implementation Plan to construct 36-unit apartment building at 5402 Congress Avenue and detached garage at 3325 Ambassador Drive
- 566 Schewe Road - Temp. A to TR-C3, Demolition Permit and Preliminary Plat - Demolish single-family residence, and approve the preliminary plat of Eagle Trace, creating 235 single-family lots, one outlot for a public park, one outlot for future development, and four outlots for public stormwater management
- 502-506 E. Washington Avenue and 7-11 N. Franklin Street - Demolition Permit and Conditional Use - Demolish four residential buildings to construct five-story, 45-room hotel with 1,000 square-foot first floor commercial tenant space in Urban Design Dist. 4
- 135 East Towne Mall - Conditional Use - Construct restaurant with vehicle access sales and service window

- 5006 Hammersley Road - Demolition Permit - Demolish single-family residence with no proposed use
- 2025 S. Stoughton Road - Conditional Use - Establish garden center in multi-tenant commercial complex
- 1710 Rowland Avenue - Conditional Use - Establish home occupation in detached garage at single-family residence
- 2213 Lakeland Avenue - Conditional Use - Renovate and construct minor additions to existing single-family residence on a lakefront parcel

**- Upcoming Matters - January 22, 2018**

- 1720 Monroe Street and 625 S. Spooner Street - PD and TR-C2 to PD and Demolition Permit - Preserve existing single-family residence and demolish bank to construct five-story mixed-use bldg. with 16,000 sq. ft. of commercial space and 65 apartments
- 2901 University Avenue and 2902-2912 Harvey Street - TR-U1 to CC-T, Demolition Permit and Conditional Use - Demolish liquor store and three apartment buildings to construct a five-story mixed-use building with 10,600 sq. ft. of commercial space and 39 apartments, and a two-story, eight-unit townhouse building in Urban Design Dist. 6
- 6202 Driscoll Drive, generally - PD to TR-P and TR-C3 and Preliminary and Final Plat - Replat of Eastlawn as Northeast Addition to Grandview Commons, creating 141 single-family lots, nine lots for four-unit dwellings, and five public outlots

**ANNOUNCEMENTS**

**ADJOURNMENT**