



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

*This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

---

Monday, September 22, 2014

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.

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 ntauv 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.

- Request by Ald. Rummel to share her appeal of 706 Williamson Street conditional use approval with the Plan Commission

- Mailed correspondence from T-Wall Properties to members of the Plan Commission regarding projects of local interest

### MINUTES OF THE AUGUST 25, 2014 REGULAR MEETING

August 25, 2014: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: October 6, 27 and November 10, 24, 2014

Special Meetings to discuss Zoning Code revisions: The September 30, 2014 was cancelled due to a conflict with a rescheduled Board of Estimates meeting on the 2015 budget. Planning staff has contacted the members of the Commission to discuss the potential scheduling of other special meetings in October and November.

**SPECIAL ITEM OF BUSINESS**

- Plan Commission appointment to the Joint West Campus Area Committee (to replace Eric Sundquist)

**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. [35081](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of the City Water Utility Well #24 property located at 101 North Livingston Street.
2. [35082](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of Henry Vilas Zoo, located at 702 South Randall Avenue.
3. [35265](#) Authorizing the acceptance of ownership from Regent Neighborhood Association of a "Little Free Library" located at the Southwest Bike Path near the Spooner Street bridge.
4. [35323](#) Approving the sale of a vacant parcel of land located at 153 Proudfit Street to 151, LLC.
5. [35479](#) Authorizing a Request for Proposals for the Reuse and Rehabilitation of the Garver Feed Mill.

**NEW BUSINESS**

6. [35036](#) Creating Section 31.112 and Sec. 31.11(2)(o) and amending Sections 31.11(1) and 31.05(2)(b) of the Madison General Ordinances to create a process for Advertising Sign Banks and Replacement Advertising Signs, and amending sec. 31.04(5)(k)4.a. regarding illumination of certain signs.

**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 Amendments & Related Requests

7. [35008](#) Creating Section 28.022 - 00144 of the Madison General Ordinances to change the zoning of property generally addressed as 2504 Winnebago Street, 6th Aldermanic District, from PD(GDP) (Planned Development (General Development Plan) District to PD(SIP) (Planned Development (Specific Implementation Plan) District to construct a 60,000 square-foot medical clinic at Union Corners.  
Note: Items 8 and 9 should be considered together
8. [35010](#) SUBSTITUTE Creating Section 28.022 - 00140 and Section 28.022 - 00141 of the Madison General Ordinances to change the zoning of property generally addressed as 202 East Washington Avenue, 2nd Aldermanic District, from DC (Downtown Core) District and 15 North Webster Street, 2nd Aldermanic District, DR1 (Downtown Residential 1) District to PD(GDP-SIP) (Planned Development (General Development Plan- Specific Implementation Plan) District to demolish an auto repair facility and a four-unit apartment to allow construction of a 164 room hotel.
9. [34641](#) Consideration of a demolition permit to allow demolition of an auto repair facility and four-unit dwelling to allow construction of 164-room hotel at 202 E. Washington Avenue and 15 N. Webster Street; 2nd Ald. Dist.  
Note: Items 10-12 should be considered together
10. [35356](#) SUBSTITUTE. Creating Section 28.022 -- 00146 of the Madison General Ordinances to change the zoning of property located at 115 South Carroll Street and 25 West Main Street, 4th Aldermanic District, from DC (Downtown Core) District to PD (Planned Development) District and approving a General Development Plan and Specific Implementation Plan to construct an addition to an existing office building at 25 W. Main Street.
11. [35359](#) Creating Section 28.022 -- 00147 of the Madison General Ordinances to change the zoning of property located at 126 South Carroll Street, 4th Aldermanic District, from DC (Downtown Core) District to PD (Planned Development) District and approving a General Development Plan and Specific Implementation Plan to demolish a parking ramp to construct a mixed-use building with 7,500 square feet of commercial space, 96 apartments and 550 underground parking stalls.
12. [34922](#) Consideration of a demolition permit to allow a parking garage to be demolished as part of a Planned Development for a future mixed-use building at 126 S. Carroll Street; 4th Ald. Dist.

13. [35382](#) Creating Section 28.022-00148 of the Madison General Ordinances to change the zoning of property located at 4082 Hoepker Road, 17th Aldermanic District, from A (Agriculture) District to IL (Industrial-Limited) District to correct a mapping error.

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

14. [31830](#) Consideration of a demolition permit to allow a former dormitory in Lake View Hill Park to be demolished to create additional open space; 1206 Northport Drive; 18th Ald. Dist.
15. [34906](#) Consideration of a conditional use for a home daycare at 1109 Morraine View Drive; 1st Ald. Dist.  
Note: Item 16 should be referred to a future meeting at the request of the applicant
16. [34918](#) Consideration of a demolition permit and conditional use to demolish the street-facing facade of a large retail establishment to allow construction of an addition to the store and approve outdoor sales and display areas at 4198 Nakoosa Trail; 15th Ald. Dist.
17. [35162](#) Consideration of a major alteration to a conditional use-residential building complex for various site and facade changes in an approved apartment development at 9306-9414 Silicon Prairie Parkway and 9315 Fortunate Place; 9th Ald. Dist.
18. [35163](#) Consideration of a demolition permit to allow a single-family residence at 5234 Harbor Court to be razed to create open space for an adjacent residence under the same ownership; 19th Ald. Dist.
19. [35164](#) Consideration of a demolition permit to allow a fire-damaged single-family residence to be razed with no proposed use at 816 Christianson Avenue; 15th Ald. Dist.
20. [35172](#) Consideration of a conditional use for a 100-unit apartment building at 10202 Rustling Birch Road (Lot 1, Birchwood Point); 9th Ald. Dist.

#### **Alterations to Planned Developments**

21. [34915](#) Consideration of an alteration to an approved Planned Development (General Development Plan and Specific Implementation Plan) to allow construction of additions to a hotel at 601 Langdon Street; 8th Ald. Dist.
22. [35160](#) Consideration of an alteration to an approved Planned Development (Specific Implementation Plan) to allow the addition of exterior lighting on a newly constructed apartment building at 633 N. Henry Street; 2nd Ald. Dist.

**Land Division**

23. [35158](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 1902-1910 W. Beltline Highway, Town of Madison.

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- DRAFT 2015 Urban Design Commission and Plan Commission Schedule****- Upcoming Matters - October 6, 2014**

- 3620 Marsh Road - Conditional Use - Allow recycling center (in Urban Design Dist. 1)
- 101 S. Mills Street - Demolition Permit and TR-V1 to TR-U2 - Demolish single-family residence to construct six-unit apartment building
- 425-435 W. Johnson Street - Demolition Permit and Conditional Use - Demolish 3 existing apartment buildings to construct mixed-use building with 2,100 square feet of retail and 160 apartments
- 4002 Kipp Street - Conditional Use Alteration - Amend the hours of operation for existing recycling center
- 453 W. Gilman Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 813 Woodward Drive - Conditional Use - Construct addition to existing single-family residence on lakefront lot
- Zoning Text Amendment - Amend 28.082(1) to allow libraries and museums in the TE, SE and EC zoning districts

**- Upcoming Matters - October 27, 2014**

- 825 Jupiter Drive - Amended PD (GDP-SIP) - Construct 37-unit apartment building
- 5517 Femrite Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct private parking facility (in Urban Design Dist. 1)
- 3315 Nelson Road - Extraterritorial Final Plat - Windswept, creating 6 lots in the Town of Burke
- 5794 Portage Road and 3949 Hoepker Road - Extraterritorial Certified Survey Map - Create 2 lots in the Town of Burke
- 312 Wisconsin Avenue - Demolition Permit and Conditional Use - Relocate residence at 315 N. Carroll Street onto W. Gorham Street side of same site and approve private parking facility at church

**ANNOUNCEMENTS****ADJOURNMENT**