



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, July 13, 2015

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.**

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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 JUNE 22, 2015 MEETING

June 22, 2015: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

July 27 and August 10, 24, 2015

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. [39081](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of a bike and pedestrian path between the West Beltline Highway and Tree Lane. (9th AD)
2. [39092](#) Executing a Consent to Occupy Easement and authorizing the Mayor and the City Clerk to grant a Partial Release of Public Storm and Sanitary Sewer Easement for the benefit of James N. Kapinus to permit certain private improvements within the existing Public Storm and Sanitary Sewer Easement on the property located at 913 Lorena Parkway.
3. [39136](#) Authorizing the execution of an Amendment to Easement pertaining to the Public Utility Easement from the City of Madison to Mt. Vernon Telephone Company located within the Engineering Stormwater Utility parcel at 7437 East Pass (Outlot 2, The Crossing).
4. [39139](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of a pedestrian/bike path and bridge over State Trunk Highway 30 as part of a new multi-purpose path connecting Marsh View Path with neighborhoods east of US Highway 51 and north of State Trunk Highway 30. (15th AD)
5. [39228](#) SUBSTITUTE Amending RES-15-00531, authorizing the execution of a Purchase and Sale Agreement with 25 West Main Parking LLC for the purchase of a subterranean parcel of land located within the South Carroll Street right-of-way, to conform with the requirements of Wis. Stat. Sec. 66.09195(4).

NEW BUSINESS

6. [39154](#) Authorizing the Planning Division Director to sign on behalf of the City of Madison the Memorandum of Understanding for a Future Urban Development Area Environmental Conditions Report planning process for the southeastern portion of the Madison Central Urban Service Area.

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. [38743](#) Creating Section 28.022 -- 00170 of the Madison General Ordinances rezoning property located at 501 Welch Avenue, 6th Aldermanic District, from TR-C2 (Traditional Residential - Consistent 2) District to TR-C3 (Traditional Residential - Consistent 3) District.
8. [38744](#) Creating Section 28.022-00171 of the Madison General Ordinances to change the zoning of property located at 409 East Main Street, 6th Aldermanic District from DR1 (Downtown Residential 1) District to UMX (Urban Mixed Use) District to correct a mapping error.
Note: Items 9 and 10 should be considered together.
9. [38876](#) Creating Section 28.022 - 00172 and Section 28.022 - 00173 of the Madison General Ordinances to change the zoning of property generally addressed as 109 South Fair Oaks Avenue, 6th Aldermanic District, from TE (Traditional Employment) District to PD(GDP)SIP (Planned Development (General Development Plan) Specific Implementation Plan) District.
10. [39090](#) Approving a Certified Survey Map of property owned by the City of Madison and located at 109 S. Fair Oaks Avenue; 6th Ald. Dist.

Conditional Use & Demolition Permits

11. [38514](#) Consideration of a demolition permit and conditional use to allow demolition of an existing restaurant and office building and construction of a new restaurant with vehicle access sales and service window and outdoor eating area at 4210 and 4214 E. Washington Avenue and 2114 Continental Lane; Urban Design District 5; 17th Ald. Dist.
12. [38730](#) Consideration of a conditional use for an outdoor eating area for a coffeehouse at 11 N. Allen Street; University Heights Historic District; 5th Ald. Dist.
13. [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.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Upcoming Matters - July 27, 2015**

- 101 S. Mills Street - TR-V1 to TR-U1 and Demolition Permit - Demolish single-family residence to construct four-unit apartment building (revised request)
- Adjacent to 5000 N. Sherman Avenue - Annexation from Town of Westport - Annex land adjacent to Cherokee Country Club clubhouse for future residential project
- Adjacent to 4500 University Avenue - Detachment from City to Village of Shorewood

- Hills - Detach land adjacent to Pyare Square and Walnut Grove buildings to facilitate redevelopment in Village
- Zoning Text Amendment - Amend Section 28.151 to allow the adaptive reuse of buildings originally constructed as places of worship
 - Zoning Text Amendment - Amend Sections 28.151 and 28.082 to allow the keeping of honeybees in Employment zoning districts
 - Zoning Text Amendment - Amend Sections 28.151 and 28.032 to update use status for adult family homes and community living arrangements
 - Zoning Text Amendment - Create Sec. 28.132(2)(f) and renumbering current Sec. 28.132(2)(f) to (g) to require window wells to be built up at least 6 inches above the adjoining ground to prevent flooding in residences
 - Zoning Text Amendment - Amend Section 28.098(6) to allow the Director of Planning and Economic Development to refer any request for PD alteration to the Urban Design Commission
 - Zoning Text Amendment - Create Section 28.098(2)(i) to allow the reduction or elimination of setback requirements in the Planned Development zoning district
 - 3520-3546 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish restaurant and construct auto service station, convenience store and car wash (in Urban Design Dist. 5)
 - 665 E. Washington Avenue - Conditional Use - Create private parking lot (in Urban Design Dist. 8)
 - 403 W. Doty Street - PD(SIP) Alteration - Approve an existing front yard parking space
 - 503-519 Commerce Drive - PD(SIP) Alteration - Allow approved fiber cement siding to be replaced with vinyl siding
 - 601 North Street - Continuing Jurisdiction Public Hearing - Address violations of conditional use for outdoor eating area for restaurant-tavern

- Upcoming Matters - August 10, 2015

- 109 E. Lakeside Street - TR-V1 to LMX and Conditional Use - Allow for the establishment of a furniture and household goods store with upper floor dwelling unit.
- 729 Pulley Drive - Conditional Use - Construct accessory building exceeding 800 square feet in SR-C1 zoning

ANNOUNCEMENTS

ADJOURNMENT