



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, December 15, 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.

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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.

- Communication from Marla Eddy via Ald. Marsha Rummel regarding new street tree removal policy

MINUTES OF THE NOVEMBER 24, 2014 MEETING

November 24, 2014: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

- January 12, 26 and February 9, 23, 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. [36302](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. 53W1681 established for the reconstruction and maintenance of Cottage Grove Rd and Dempsey Rd public street and sidewalk improvements adjacent to the Royster Clark Development, as included in the 2015 Capital Improvement Program, Engineering-Major Streets, Project #38, Royster Clark Development. (15th AD)
2. [36303](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. 53W1837 established for the reconstruction and maintenance of Tompkins Dr public street and sidewalk improvements from Monona Dr to Joylynne Dr, as included in the 2015 Capital Improvement Program, Engineering-Major Streets, Project #01, Rural to Urban Streets. (16th AD)
3. [36325](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Christopher D. Carpenter to permit private improvements within the existing sanitary sewer easement, for the property located at 5006 Lake Mendota Drive.
4. [36327](#) Accepting a Permanent Limited Easement for Public Storm Sewer purposes and authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Christopher D. Carpenter to permit certain private improvements within the proposed public storm sewer easement, for the property located at 5006 Lake Mendota Drive.

NEW BUSINESS

5. [36321](#) Amending the 2015 adopted capital budget to create a new project with authorized expenditures of \$575,000 within the Planning and Community and Economic Development agency (PCED) entitled "Urban Footprint Scenario Transit Oriented Planning," and to transfer funds to the project from the Sustainability Fund; amending the 2015 adopted Operating Budget of the Planning Division to create a 1.0 Limited Term Employee Planner 2 or 3 to serve as project coordinator; authorizing the Mayor and City Clerk to enter into a sole source agreement with Calthorpe Analytics to provide UrbanFootprint scenario modeling software and training to be used by the Planning Division in support of Bus Rapid Transit station area planning.

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.

Conditional Use & Demolition Permits

6. [33909](#) Consideration of a demolition permit and conditional use to allow an office building to be demolished and a mixed-use building containing 1,300 square feet of commercial space and 30 apartment units to be constructed at 330 E. Wilson Street, UMX District; 6th Ald. Dist.
7. [34630](#) Consideration of a demolition permit to allow demolition of an existing single-family residence and construction of a new single-family residence at 208 W. Sunset Court; 11th Ald. Dist.

Note: Item 8 should be referred indefinitely; the applicant has not submitted revised plans to the Urban Design Commission for a recommendation as required.
8. [35161](#) Consideration of a conditional use for a recycling center at 3620 Marsh Road; Urban Design District 1; 16th Ald. Dist.
9. [36096](#) Consideration of an alteration to an approved conditional use for a mixed-use building at 437 N. Frances Street; 4th Ald. Dist to allow for exterior modifications.

Alteration to Planned Development District

10. [36295](#) Consideration of a major alteration to an approved Planned Development District (General Development Plan and Specific Implementation Plan) to modify the conditions of approval for a multi-family development at 1936 Tennyson Lane; 12th Ald. Dist.

Zoning Map Amendments

11. [36051](#) Creating Section 28.022-00152 of the Madison General Ordinances to change the zoning of property located at 4201 Sycamore Avenue, 15th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to IL (Industrial - Limited) District to correct a mapping error.
12. [36065](#) SUBSTITUTE Creating Section 28.022-00153 of the Madison General Ordinances to change the zoning of properties located at 4114-4150 Commercial Avenue and 4141 Nakoosa Trail, 15th Aldermanic District, from CC (Commercial Center) District to IL (Industrial - Limited) District to accommodate the construction of new City of Madison storage and fleet maintenance facilities.

13. [36054](#) Creating Section 28.022-00151 of the Madison General Ordinances to change the zoning of properties located at 7227-7269 Manufacturers Drive and 3853 Anderson Road, 17th Aldermanic District, from IL (Industrial - Limited) District to IG (Industrial-General) District for the sale of land from the City of Madison to Lakeside Trucking.

Zoning Text Amendment

14. [35706](#) Amending Section 28.151 of the Madison General Ordinances to limit vehicle access sales and service window location requirement to the CC-T, TE, DC, and UMX Districts.

Land Division

15. [33905](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 33 and 45 Nob Hill Road, Town of Madison.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - January 12, 2015

- 2504 Winnebago Street - PD (SIP) to Amended PD (SIP) - Construct 2 mixed-use buildings containing a total of 18,000 square feet of retail and 90 apartments
- 1910 Tennyson Lane - SR-C1 [expired SR-V2] to SR-V2 and Conditional Use Alteration - Rezone property for residential building complex containing 72 apartment units in 2 buildings
- 1818-1910 Tennyson Lane - Preliminary Plat - Tennyson Ridge, creating 13 future single-family lots and 1 lot for future multi-family development
- 9803 Old Sauk Road - Preliminary Plat - The Willows, creating 36 future single-family lots and 1 outlot for public stormwater management purposes
- 403 & 404 Schewe Road - Final Plat - Autumn Ridge Reserve, creating 51 single-family lots and 3 outlots for public stormwater management and greenway purposes
- Zoning Text Amendment - Amend MGO Secs. 28.211 and 28.137 to amend definition of planned multi-use site
- Zoning Text Amendment - Create MGO Section 28.150 to ensure consistency between Chapters 16, 20 and 28 regarding park impact fees
- Zoning Text Amendment - Amend MGO Section 28.211 to modify the definition of "Machinery Equipment Sales and Service"
- Zoning Text Amendment - Amend MGO Sections 28.151 and 28.032 to allow temporary outdoor events as permitted/conditional uses in Residential Districts
- Zoning Text Amendment - Amend MGO Sections 28.151 and 28.032 to allow non-accessory parking facilities as a conditional use in all Residential Districts except TR-R and TR-P
- 1602 Gilson Street - Conditional Use - Convert existing warehouse into brewery
- 6901-6921 McKee Road - PD (GDP) Alteration - Amend general development plan to call for future 80-unit apartment building to be used for family housing instead of senior housing as previously approved

- Upcoming Matters - January 26, 2015

- 4198 Nakoosa Trail (Tentative) - Demolition Permit and Conditional Use - Demolish street-facing façade of large retail establishment to allow construction of an addition with drive-thru windows and approve outdoor sales and display areas
- 22 S. Carroll Street - Conditional Use - Approve major exterior alterations and addition to existing hotel
- 2165 Rimrock Road - SE to CC-T - Convert existing commercial building into auto sales business

- Reminder: All members of the Plan Commission are required to file a Statement of Interest form with the City Clerk's Office by January 6, 2015.

ANNOUNCEMENTS

ADJOURNMENT