



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, July 25, 2016

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 ntwv, cov ntaub ntwv 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 JULY 11, 2016 MEETING

July 11, 2016: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: August 8, 29 and September 19, 2016

[Tentative] Special Meeting: August 15, 2016 (Agenda, location and time to be determined)

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.

Note: Items 1 and 2 are related and should be considered together

1. [43655](#) Authorizing the Mayor and City Clerk to execute an air space lease with the Board of Regents of the University of Wisconsin System to accommodate the encroachment of an overhanging building canopy into the North Lake Street public right-of-way.
2. [43664](#) Authorizing the Mayor and City Clerk to execute an air space lease with the Board of Regents of the University of Wisconsin System to accommodate the encroachment of an overhanging building canopy into the North Lake Street public right-of-way.
3. [43681](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of the Capital City Trail Segment 1, a new shared-use (bicycle and pedestrian) path along the Wisconsin Department of Transportation Railroad Corridor from E. Buckeye Road to Dondee Road / Tarragon Drive. Located in part of the SW ¼ of the NW ¼ of Section 15, T7N, R10E, in the City of Madison. (16th AD)
4. [43699](#) Authorizing the execution of an Underground Electric Line Easement to the County of Dane across a portion of City greenway, located at 38 Rustic Parkway.

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 Amendments and Related Requests

Note: Items 5 and 6 are related and should be considered together

5. [42989](#) Creating Section 28.022 - 00237 of the Madison General Ordinances to amend a Planned Development District at property located at 1507 Burning Wood Way,

18th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00238 to amend a Planned Development District to approve an Amended Specific Implementation Plan.

6. [42752](#) Approving a Certified Survey Map of property owned by Cherokee Park, Inc. located at 1507 Burning Wood Way; 18th Ald. Dist.
7. [43437](#) Creating Section 28.022 -- 00241 of the Madison General Ordinances to amend a Planned Development District at properties located at 6502 Milwaukee Street and 6501 Town Center Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00242 to amend a Planned Development District to approve a Specific Implementation Plan
8. [43554](#) Creating Section 15.01(600) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 9th Aldermanic District the Water Utility/Old Sauk Road Tower Attachment; creating Section 15.02(138) of the Madison General Ordinances to assign the attached property to Ward 138; and creating Section 28.022 - 00245 to zone the property A (Agriculture District).

Zoning Text Amendments

9. [43447](#) Amending Sections 28.211, 28.151, 28.032, and 28.061 of the Madison General Ordinances to create Peer Run Respite Facility as a new use in the zoning code, provide supplemental regulations for Peer Run Respite Facilities, and allow Peer Run Respite Facilities in Residential districts and selected Mixed-use and Commercial districts as a permitted use.

Conditional Use and Demolition Permits

Note: Item 10 should be referred to August 8, 2016 pending a recommendation by the Urban Design Commission.

10. [42563](#) Consideration of a demolition permit and conditional use to allow two commercial buildings to be demolished and an automotive sales facility to be constructed at 5702-5712 Odana Road; Urban Design District 3; 19th Ald. Dist.
11. [43419](#) Consideration of a demolition permit and conditional use to allow demolition of a two-family residence and construction of an 8-unit apartment building at 308 N. Blair Street; 2nd Ald. Dist.

Note: Item 12 should be referred to August 8, 2016 to allow for a revised public hearing notice for this project

12. [43423](#) Consideration of a conditional use to allow construction of a building (police station) in excess of 10,000 square feet in TR-C1 (Traditional Residential-Consistent 1 District) zoning at 4018 Mineral Point Road; 11th Ald. Dist.

13. [43425](#) Consideration of a demolition permit to allow a single-family residence to be demolished with no proposed future use at 5017 Femrite Drive; 16th Ald. Dist.
14. [43426](#) Consideration of a demolition permit to allow a single-family residence at 217 N. First Street, 12th Ald. Dist. to be demolished for the future extension of the Demetral Park Path.
15. [43427](#) Consideration of a conditional use to allow construction of a detached garage in excess of 576 square feet in TR-C3 (Traditional Residential-Consistent 3 District) zoning at 1402 Vilas Avenue; 13th Ald. Dist.
16. [43428](#) Consideration of a conditional use for an auto repair shop at 1102 N. Sherman Avenue; 12th Ald. Dist.

Land Division

17. [43587](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating one lot at 3013 CTH BB, Town of Cottage Grove.

Alteration to Planned Development District

Note: Item 18 should be referred to August 8, 2016 pending a recommendation by the Urban Design Commission.

18. [43001](#) Consideration of an alteration to an approved Planned Development - Specific Implementation Plan for alterations to site, utility, landscape, and building plan alterations; 4th Ald. District

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - August 8, 2016

- 425 W. Washington Avenue - Conditional Use Alteration - Approve alterations to exterior and landscaping of existing mixed-use building
- 418 Division Street - TE to TSS, Demolition Permit and Conditional Use - Demolish industrial building to construct 29-unit apartment building
- 412-414 S. Baldwin Street - TE to TSS and Conditional Use - Convert and expand existing building into hotel and restaurant-tavern with outdoor eating areas, with conditional use parking reduction
- 707-713 E. Johnson Street - TR-V2 to NMX, Demolition Permit and Conditional Use - Demolish 2 two-family residences to construct mixed-use building with 2,900 square feet of commercial space and 21 apartment units
- 702 N. Midvale Boulevard - PD(SIP) to Amended PD(GDP-SIP) - Amend Hilldale Shopping Center Planned Development to convert enclosed mall retail spaces in the "south wing" into street-accessed storefronts, parking and open space
- 3391 Meadow Road [Approximate address] - Extraterritorial Final Plat - Create 12 single-family lots, 1 outlet for stormwater management, 1 outlet for private open space,

- and 1 outlet for future development in the Town of Middleton
- Zoning Text Amendment - Amend Section 28.211 to amend the definition of "Lodging Room"
- Zoning Text Amendment - Amend Secs. 28.151, 28.061, 28.068(5)(a)15., 28.082(1) and 28.091(1) of to allow the keeping of chickens as an accessory use at day care centers
- 114 Milky Way - Conditional Use - Construct residential building complex containing 94 multi-family units in 6 buildings
- 2201 Zeier Road - Conditional Use - Construct 10,000 sq. ft. commercial building with vehicle access sales & service window
- 3032 Progress Road - Conditional Use - Allow animal boarding in existing multi-tenant industrial building in Urban Des. Dist. 1
- 902 Atlas Avenue - Conditional Use - Approve convenience store in existing auto repair and auto service facility
- 2901 Dryden Drive - Demolition Permit and Conditional Use - Demolish street-facing façade as part of remodeling of restaurant and modifications to vehicle access sales and service window
- 5725 Old Middleton Road - Certified Survey Map Referral - Create 2 residential lots, including consideration of a deep residential lot

- Upcoming Matters - August 29, 2016

- 3331 Agriculture Drive - Conditional Use - Construct private parking facility in Urban Des. Dist. 1 to serve 3322 Agriculture Drive
- 219-223 W. Gilman Street - Demolition Permit - Demolish two-family residence at 219 W. Gilman to construct addition to place of worship/ student center at 223 W. Gilman in UMX zoning
- 7902 Watts Road - A to TR-U1 and Conditional Use - Construct residential building complex with 156 apartments in 2 buildings
- 2802 International Lane - Conditional Use - Convert office building into private school
- 2503 Monroe Street - Conditional Use - Allow limited production and processing and outdoor eating area at food & related goods sales business in TSS zoning
- 1325 Vilas Avenue - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C3 zoning
- 1810-1812 Dondee Road - Conditional Use - Construct two-family-twin residence
- 940 E. Dayton Street - Demolition Permit and Conditional Use - Demolish two-family residence to construct single-family residence with accessory dwelling unit
- 834 Prospect Place - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C2 zoning on lakefront parcel
- 3427 Bailey Road - Extraterritorial Certified Survey Map - Create 1 residential lot from agricultural lands

ANNOUNCEMENTS

ADJOURNMENT