



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Amended PLAN COMMISSION

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Monday, May 23, 2016

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 toj 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 MAY 9, 2016 MEETING

May 9, 2016: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

June 13, 27 and July 11, 25, 2016

### 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. [42877](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Dennis Acker for 45.34 acres of land located on Meadow Road in the Town of Middleton.

### **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.

#### **Tax Increment District**

2. [42870](#) Approving a second amendment to Tax Incremental District (TID) #36 (Capitol Gateway Corridor), City of Madison, and approving a Project Plan and Boundary for said amended TID.

#### **Zoning Map Amendments & Related Requests**

Note: Items 3 and 4 are related and should be referred to June 13, 2016 pending a recommendation by the Urban Design Commission

3. [42462](#) Creating Section 28.022 - 00231 of the Madison General Ordinances to amend a Planned Development District at property located at 601 Langdon Street, 8th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00232 to amend a Planned Development District to approve a Specific Implementation Plan.
4. [42298](#) Consideration of a conditional use for a walk-up service window at 601 Langdon Street; 8th Ald. Dist.

Note: Items 5 and 6 are related and should be referred to a future meeting at the request of the applicant.

5. [42642](#) Creating Section 28.022-00233 of the Madison General Ordinances changing the zoning of properties located at 404-410 West Washington Avenue and 8-14 North Broom Street, 4th Aldermanic District from PD (Planned Development) District to DR-2 (Downtown Residential 2) District; and creating 28.022-00234 establishing a five (5) foot front-yard setback of the above-described property

along North Broom Street.

6. [42308](#) Consideration of a demolition permit and conditional use to allow for the demolition of six residential buildings and construction of an 85-unit apartment building on properties addressed as 404-410 W. Washington Avenue and 8-14 N. Broom Street; 4th Ald. Dist.
7. [42643](#) Creating Section 28.022 -- 00235 of the Madison General Ordinances to amend a Planned Development District at property located at 6302 Town Center Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00236 to amend a Planned Development District to approve a Specific Implementation Plan.

#### Land Division

8. [42553](#) Approving a Certified Survey Map of property owned by the University of Wisconsin Board of Regents located at 130 E. Gilman Street; Mansion Hill Historic District; 2nd Ald. Dist.

Note: In the event that Item 8 above is approved, the Plan Commission should place Item 9 on file without prejudice; it is an older version of the same request.

9. [30331](#) Approving a Certified Survey Map of property owned by the University of Wisconsin Board of Regents located at 130 E. Gilman Street; 2nd Ald. Dist.

#### Conditional Use & Demolition Permits

10. [39826](#) REVISED - Consideration of a demolition permit and conditional use to allow demolition of two commercial buildings and construction of a second building and expanded parking lot for an existing auto body shop at 5317 Wayne Terrace; 17th Ald. Dist.

Note: Item 11 should be referred to September 19, 2016 at the request of the applicant.

11. [41731](#) Consideration of a conditional use for limited production and processing at an existing coffeehouse in TSS (Traditional Shopping Street District) zoning at 961 S. Park Street; Urban Design Dist. 7; 13th Ald. Dist.
12. [42297](#) Consideration of a conditional use to establish an outdoor eating area for a tavern at 1380 Williamson Street; 6th Ald. Dist.

Note: Item 13 should be referred to June 13, 2016 at the request of the applicant.

13. [42303](#) Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence at 3303 Gregory Street; 13th Ald. Dist.

Note: Item 14 should be referred to June 13, 2016 at the request of the applicant.

14. [42304](#) Consideration of a conditional use to allow construction of a building (single-family residence) in excess of 10,000 square feet at 815 Big Stone Trail; 9th Ald. Dist.

Note: Item 15 should be referred to June 13, 2016 at the request of the applicant.

15. [42307](#) Consideration of a conditional use alteration to construct an outdoor recreation area and expanded parking area for a restaurant-tavern and increase the capacity for a previously approved outdoor eating area at 1313 Regent Street and 7 S. Randall Avenue; 13th Ald. Dist.
16. [42555](#) Consideration of a demolition permit to allow demolition of a military reserve facility with no proposed future use at 1439 Wright Street; 15th Ald. Dist.
17. [42556](#) Consideration of a conditional use to establish a nightclub in the TE-Traditional Employment zoning district in an existing multi-tenant building at 1444 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.
18. [42557](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 4341 Mineral Point Road; 11th Ald. Dist.
19. [42558](#) Consideration of a conditional use to allow construction of an accessory building with an accessory dwelling unit at 217 N. Meadow Lane; 11th Ald. Dist.
20. [42559](#) Consideration of a conditional use to construct a two-family-twin dwelling at 1815-1817 Dondee Road; 16th Ald. Dist.
21. [42565](#) Consideration of a demolition permit and conditional uses to allow demolition of a multi-tenant commercial building and single-family residence and construction of a mixed-use building with approximately 5,000 square feet of commercial space and 48 dwelling units at 1603-1609 Monroe Street; 13th Ald. Dist.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Upcoming Matters - June 13, 2016**

- 425 W. Washington Avenue - Conditional Use Alteration - Approve alterations to exterior and landscaping of existing mixed-use building
- 5251 High Crossing Blvd. - Conditional Use - Construct multi-tenant commercial building with vehicle access sales & service window
- 815 Big Stone Trail - Conditional Use - Construct building (single-family residence) in excess of 10,000 sq. ft. of floor area and accessory building exceeding 800 square feet of floor area
- 5702-5712 Odana Road - Demolition Permit and Conditional Use - Demolish 2 commercial buildings and construct automotive sales facility in Urban Design Dist. 3

- 310 Clemons Avenue and 301 Riverside Drive - Certified Survey Map Referral - Re-divide 2 lots for an existing church and single-family residence
- 4814 Freedom Ring Road - Conditional Use - Construct a gas station with convenience store
- 2701 Monroe Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 906 E. Mifflin Street - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence with detached accessory dwelling unit
- 2921 Landmark Place - Conditional Use - Construct office building exceeding 68 feet in height in SE zoning
- 5144 Spring Court - Conditional Use - Construct additions to single-family residence on lakefront parcel

**- Upcoming Matters - June 27, 2016**

- 28 Langdon Street - Conditional Use - Renovate existing sorority house (Referred to this date at the request of the applicant)
- 615 W. Johnson Street - Conditional Use - Renovations and additions to Witte Residence Hall
- 933 Menomonie Lane - Conditional Use - Construct new accessory building exceeding 800 square feet on SR-C1 zoned lot
- 1001 S. Whitney Way - Conditional Use - Construct an outdoor eating area associated with food and beverage establishment in Urban Design Dist. 2

**ANNOUNCEMENTS**

**ADJOURNMENT**