



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, January 8, 2018

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.**

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 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 DECEMBER 4, 2017 REGULAR MEETING

December 4, 2017: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: January 22 and February 5, 19, 2018

Special Work Sessions on the Comprehensive Plan: Thursday, January 18 and Tuesday, January 30, 2018; 5:00-8:00 p.m. in Room GR-27, City-County Building

### 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. [49683](#) Authorizing the execution of a lease with the Town of Blooming Grove of space within the building located at 3325 Thurber Avenue for use as an artist studio.
2. [49975](#) Amending the 2018 Adopted Parks Division Capital Budget and Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and the owner of the property located at 1904 Wheeler Road for the expansion of the Cherokee Marsh Conservation Park.

### **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 & Related Requests**

Note: Items 3 and 4 should be referred to a future meeting at the request of the applicant and pending a recommendation by the Urban Design Commission

3. [49166](#) Creating Section 28.022 - 00304 and Section 28.022 - 00305 of the Madison General Ordinances to change the zoning of properties generally located at 118 and 122 State Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.
4. [48786](#) Consideration of a demolition permit to demolish a six-story commercial building located at 122 State Street as part of Planned Development to construct nine-story, 120-room hotel with restaurant-taverns at 118 and 122 State Street; 4th Ald. Dist.

Note: Items 5-7 are related and should be considered together

5. [49707](#) Creating Section 28.022 -- 00313 of the Madison General Ordinances to change the zoning of property located at 566 Schewe Road, 9th Aldermanic District, from Temp A (Temporary Agricultural) District TR-C3 (Traditional Residential-Consistent 3) District.

6. [49533](#) Consideration of a demolition permit to demolish a single-family residence at 566 Schewe Road; 9th Ald. Dist. as part of the implementation of the *Eagle Trace* subdivision.
7. [49534](#) Approving the preliminary plat of *Eagle Trace* on property generally addressed as 566 Schewe Road; 9th Ald. Dist.
8. [49708](#) Creating Section 28.022 - 00311 and Section 28.022 - 00312 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at properties located at 5402 Congress Avenue and 3325 Ambassador Drive, 17th Aldermanic District.

#### **Zoning Text Amendment**

9. [49552](#) Amending Sections 28.088(3) and 28.089(3) of the Madison General Ordinances to allow a zero side yard setback in Industrial Limited (IL) and Industrial General (IG) Districts that are adjacent to other property zoned IG or IL, while preserving a 10-foot side yard setback if adjacent to any other district.

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

10. [48769](#) Consideration of a conditional use to construct a hotel at 2810 Coho Street; 14th Ald. Dist.
11. [49138](#) Consideration of a demolition permit and conditional use to demolish a grocery store and construct a mixed-use building with 5,600 square feet of commercial space and 56 apartments at 5533 University Avenue; Urban Design Dist. 6; 19th Ald. Dist.
12. [49296](#) Consideration of a demolition permit and conditional use to demolish an office building and construct the two-story, 75,000 square-foot Madison College South Campus at 801 W. Badger Road; Urban Design Dist. 7; 14th Ald. Dist.

Note: Item 13 should be referred to January 22, 2018 pending a recommendation by the Urban Design Commission

13. [49535](#) Consideration of a demolition permit and conditional use to demolish four residential buildings and construct a five-story, 45-room hotel with a 1,000 square-foot first floor commercial space at 502-506 E. Washington Avenue and 7-11 N. Franklin Street; Urban Design Dist. 4; 2nd Ald. Dist.
14. [49536](#) Consideration of a conditional use to construct a restaurant with a vehicle access sales and service window in a parking lot on land generally addressed as 135 East Towne Mall (proposed 4505 East Towne Boulevard); 17th Ald. Dist.
15. [49537](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 5006 Hammersley Road; 10th Ald. Dist.

16. [49540](#) Consideration of a conditional use for a garden center at 2025 S. Stoughton Road; 16th Ald. Dist.
17. [49686](#) Consideration of a conditional use for a home occupation at 1710 Rowland Avenue; 15th Ald. Dist.
18. [49687](#) Consideration of a conditional use to construct additions to an existing single-family residence on a lakefront parcel at 2213 Lakeland Avenue; 6th Ald. Dist.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Filing of Statement of Interest**

\*\* Note: Any member of the Commission who has not filed their annual Statement of Interest form with the City Clerk's Office shall file same without further delay. Forms were due on January 2, 2018. Statements of Interest filings may be submitted electronically at [www.cityofmadison.com/statementofinterests](http://www.cityofmadison.com/statementofinterests).

### **- Upcoming Matters - January 22, 2018**

- 1720 Monroe Street and 625 S. Spooner Street - PD and TR-C2 to PD and Demolition Permit - Preserve existing single-family residence and demolish bank to construct five-story mixed-use bldg. with 16,000 sq. ft. of commercial space and 65 apartments
- 2901 University Avenue and 2902-2912 Harvey Street - TR-U1 to CC-T, Demolition Permit and Conditional Use - Demolish liquor store and three apartment buildings to construct a five-story mixed-use building with 10,600 sq. ft. of commercial space and 39 apartments, and a two-story, eight-unit townhouse building in Urban Design Dist. 6
- 6202 Driscoll Drive, generally - PD to TR-P and TR-C3 and Preliminary and Final Plat - Replat of Eastlawn as Northeast Addition to Grandview Commons, creating 141 single-family lots, nine lots for four-unit dwellings, and five public outlots
- Zoning Text Amendment - Amend the table in Section 28.206 to increase the building plan review fee and create an Early Start Permit review fee.
- 501 Charmany Drive - Certified Survey Map Referral - Create one commercial lot and dedicate a public street
- 453 W. Gilman Street - Conditional Use - Re-approve outdoor eating area for restaurant-tavern
- 8025 Excelsior Drive - Conditional Use - Allow service business tenant (barbershop) in existing multi-tenant building in SEC zoning

### **- Upcoming Matters - February 5, 2018**

- 222 N. Charter Street - Demolition Permit and TR-U2 to PD(GDP-SIP) - Demolish single-family residence and construct 12-story, 43-unit apartment building
- 1201 N. Sherman Avenue - Conditional Use - Establish animal daycare in multi-tenant commercial complex
- 1222 Williamson Street - Conditional Use - Establish nightclub tenant in multi-tenant commercial building
- 2802 Willard Avenue - Conditional Use - Construct second accessory building that exceeds 10% of lot area

- 7402 Mineral Point Road - Conditional Use - Construct coffee shop with vehicle access sales and service window
- 1032 E. Washington Avenue - Demolition Permit - Demolish auto repair facility with no proposed use
- 2512 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 3010 Hope Road - Extraterritorial Certified Survey Map - Create one residential lot in the Town of Cottage Grove

**ANNOUNCEMENTS**

**ADJOURNMENT**