



City of Madison

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

Agenda - Amended PLAN COMMISSION

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Monday, January 26, 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.**

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.

MINUTES OF THE JANUARY 12, 2015 MEETING

January 12, 2015: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: February 9, 23 and March 9, 23, 2015

Note: Planning staff is working with the Plan Commission to schedule special meetings during the first quarter of 2015 to discuss revisions to the new Zoning Code.

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. [36741](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the City of Madison to obtain the land interests required for the construction of the Lake View Reservoir Pipe Improvements project, and the authority of the Mayor and City Clerk to sign all documents necessary to accomplish the acquisition of said land interests. (18th AD).

NEW BUSINESS

2. [36803](#) Approving the City of Verona's North Neighborhood Plan.

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 Amendment

3. [36326](#) Creating Section 28.022 -- 00153 of the Madison General Ordinances to change the zoning of property located at 2504 Winnebago Street, 6th Aldermanic District, from PD(SIP) (Planned Development- Specific Implementation Plan) District to Amended PD(SIP) Amended Planned Development (Specific Implementation Plan) District to provide zoning to construct 2 mixed-use buildings containing a total of 18,000 square feet of retail and 90 apartments.

Conditional Use & Demolition Permits

Note: Item 4 should be referred to the February 9, 2015 meeting pending a recommendation by the Urban Design Commission.

4. [36301](#) Consideration of a conditional use to approve major exterior alterations and an addition to an existing hotel at 22 S. Carroll Street; 4th Ald. Dist.
5. [36516](#) Consideration of a conditional use for a weightlifting instruction (arts/ technical/ trade) school in the IG (Industrial-General) zoning district at 802 Stewart Street; 14th Ald. Dist.

Subdivision

6. [36296](#) Approving the preliminary plat of The Willows on property addressed as 9803 Old Sauk Road; 9th Ald. Dist.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Upcoming Matters - February 9, 2015**

- State Street Planning Effort (ID 36697)
- 4198 Nakoosa Trail - 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
- 2165 Rimrock Road - SE to CC-T - Convert existing commercial building into auto sales business
- 22 S. Carroll Street - Conditional Use - Approve major exterior alterations and addition to existing hotel
- 617 Jupiter Drive and 610 Hercules Trail - PD (GDP) to Amended PD (GDP-SIP) - Construct 80-unit apartment building
- 202 E. Washington Ave. and 15 N. Webster Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish auto repair facility and four-unit apartment to allow construction of 164-room hotel (Revised plans)
- 740 University Avenue - Conditional Use - Construct UW Music Performance Facility (referred to UDC for advisory recommend.)
- 144 Langdon Street - Conditional Use - Allow renovation of lodging house/ fraternity
- 1924-1926 Tarragon Drive - Conditional Use - Construct two-family-twin residence
- 734 Holy Cross Way - Conditional Use - Construct building exceeding 10,000 square feet of floor area in SR-C1 zoning
- 849 E. Washington Avenue - Conditional Use - Establish tavern in TE zoning in existing multi-tenant building

- Upcoming Matters - February 23, 2015

- Zoning Text Amendment - Amend MGO Sec. 28.211 to modify the definition of "Adult Motion Picture Theater"
- Zoning Text Amendment - Amend MGO Secs. 28.211, 28.061, 28.072, and 28.082 to revise the definition of auto sales, create new definitions for motorcycle and moped sales and heavy traffic vehicle sales, and allow motorcycle and mopeds sales in areas previously prohibited
- 516-530 Cottage Grove Road - Conditional Use - Construct mixed-use building with 41,200 square feet of commercial space and 89 apartments
- 5417 Femrite Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct private parking facility (in Urban Design District 1)
- 3825 E. Washington Avenue - Demolition Permit - Demolish restaurant to construct 8,500 square-foot commercial building (in Urban Design District 5)
- 1325 Greenway Cross - Conditional Use - Allow fitness training school (arts/ technical/ trade school) in IL zoning
- 2501-2525 University Avenue - Demolition Permit and Conditional Use - Demolish 2 mixed-use buildings to allow construction of a mixed-use building with 1,900 square feet of commercial space and 20 apartments
- 733 Copeland Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 520-524 E. Johnson Street - PD (SIP) Alteration - Consider revisions to site plan and

building materials for existing apartment complex
- 2583 University Avenue - Demolition Permit and Conditional Use - Demolish auto
repair business to allow construction of a 27-unit apartment building

ANNOUNCEMENTS

ADJOURNMENT

****ADDENDUM****

UNFINISHED BUSINESS

7. [36522](#) SUBSTITUTE Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Geovani, LLC to permit private improvements within a public sidewalk easement at 1824 S. Park Street.

Note: Item 7 was referred by the Plan Commission at its January 12, 2015 meeting to allow staff to provide additional detail on the structure and termination of the requested agreement. A substitute resolution has been entered by the Office of Real Estate Services that more specifically addresses the termination of the consent to occupy the sidewalk easement.