



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, July 7, 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.**

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Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntauv 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 JUNE 23, 2014 MEETING

June 23, 2014: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

July 28 and August 11, 25, 2014

ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission as required by Section 16.01 of Madison General Ordinances, which generally state that the Common Council shall 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 before final action is taken thereon by the Council. 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. [34536](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Wingham-Kai Anthony Cheung for the City's acquisition of a commercial property located at 1233 McKenna Boulevard for a neighborhood center and an amendment to the 2014 Capital Budget to fund the acquisition.
2. [34538](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and AnchorBank FSB for the purchase of 48 lots and 1 outlot in the Owl's Creek Subdivision and amending the 2014 Capital Budget to provide funding for the acquisition.
3. [34547](#) Authorizing the Mayor and the City Clerk to accept a Warranty Deed from Venture II Properties, LLC, dedicating land for public right-of-way purposes; and authorizing the execution of a Partial Release of Non-Exclusive Easement for Drainage Purposes, both pertaining to a property located at 617 North Segoe Road.
Note: Items 4 and 5 should be considered together.
4. [34553](#) Authorizing the Mayor and City Clerk to execute an air space lease with All Saints Retirement Center, Inc., and All Saints Cottages and Condos, Inc. to accommodate a skywalk connecting the two properties located at 8202 Highview Drive and 501 Commerce Drive.
5. [34575](#) Granting an air space lease to All Saints Retirement Center, Inc., and All Saints Cottages and Condos, Inc., for use of the public right-of-way over Commerce Drive for an enclosed pedestrian skywalk connecting buildings located at 8202 Highview Drive and 501 Commerce Drive.

PUBLIC HEARING-6:00 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

6. [34216](#) SUBSTITUTE Creating Section 28.022 -- 00133 of the Madison General Ordinances to change the zoning at property located at 1910 Tennyson Lane, 12th Aldermanic District, from Planned Development District (General Development Plan) District to Planned Development District (Amended General Development Plan and Specific Implementation Plan) District to allow construction of a multi-family dwelling with 70 independent units and 60 assisted living units.
- Note: Item 6 should be referred to July 28, 2014 at the request of the applicant.

Conditional Use & Demolition Permits

7. [33467](#) Consideration of a demolition permit and conditional use to demolish 3 existing apartment buildings and construct 12-story mixed-use building with 2,100 square feet of retail space and 148 apartments at 425-435 W. Johnson Street; 4th Ald. Dist.
- Note: Item 7 should be referred indefinitely due to inactivity on this application.
8. [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; 6th Ald. Dist.
- Note: Item 8 should be referred to July 28, 2014 pending a recommendation by the Urban Design Commission.
9. [34164](#) Consideration of a demolition permit and a major alteration to an approved conditional use for a residential building complex to allow 4 residences to be demolished and 48 apartment units to be constructed in 3 new buildings at Truax Park Apartments, 1601 Wright Street; 15th Ald. Dist.
- Note: Item 9 should be referred to July 28, 2014 at the request of the applicant.
10. [34165](#) Consideration of a demolition permit and conditional use to allow an existing water tower to be demolished and a new water tower to be constructed at 1202 Northport Drive in Lake View Hill Park; 18th Ald. Dist.
- Note: Items 11 and 12 are related projects and should be considered together.
11. [34168](#) Consideration of a conditional use for a residential building complex to allow 72 apartments to be constructed in 2 buildings on land generally addressed as 901 Sugar Maple Lane; 1st. Ald. Dist.
12. [34479](#) Consideration of a conditional use for a residential building complex to allow 180 apartments to be constructed in 8 buildings on land generally addressed as 1001 Sugar Maple Lane; 1st. Ald. Dist.
13. [34332](#) Consideration of a conditional use to construct an outdoor eating area for a restaurant at 2202 E. Johnson Street; 12th Ald. Dist.

14. [34333](#) Consideration of a conditional use to construct an outdoor eating area for a restaurant-tavern at 627 W. Main Street; 4th Ald. Dist.
Note: Item 14 should be referred indefinitely so that an amended application may be filed by the applicant.
15. [34334](#) Consideration of a conditional use for a brewery with an outdoor eating area and tasting room at 3801 Kipp Street; 16th Ald. Dist.
16. [34335](#) Consideration of a demolition permit and conditional use to demolish a commercial building and construct a mixed-use building containing 7,800 square feet of commercial space and 55 apartments at 706 Williamson Street; 6th Ald. Dist.

Subdivision

17. [34331](#) Approving the preliminary plat and final plat of Truax Phase II generally located at 1601 Wright Street; 15th Ald. Dist.
Note: Item 17 should be referred to July 28, 2014 at the request of the applicant.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - July 28, 2014

- 722-734 Williamson Street - TSS to PD (GDP-SIP) - Construct mixed-use building with 5,425 square feet of commercial space, 2,375 square feet of co-working space and 209 apartments
- 1014 Williamson Street - Zoning Map Correction - TR-V2 to TSS - Rezone two-family residence and mixed-use building on same parcel
- 2002-2006 Monroe Street - PD to TR-C2 - Return property to single-family housing
- 1301-1325 Applegate Road and 1302-1326 Greenway Cross - Zoning Map Correction - IL to CC-T - Rezone a variety of retail-service properties
- Zoning Text Amendment - Amend MGO Secs. 28.064(3)(d), 28.065(3)(c), 28.066(3)(c), 28.067(3)(c), 28.068(3)(c), 28.084(3)(b) and 28.085(3)(c) to clarify rear or side yard setbacks on corner lots adjacent to residential districts.
- Zoning Text Amendment - Revise MGO Sec. 28.151 and create MGO Secs. 28.087(4)(h), 28.088(4)(c), and 28.089 (4)(c) to move supplemental regulations for food and beverage uses into EC, IL and IG
- Zoning Text Amendment - Amend various sections of MGO Chapter 28 to revise various inconsistencies and scrivener errors with the Zoning Code
- Zoning Text Amendment - Amend MGO Sec. 28.031(2) regarding the sidewall offset for non-residential buildings
- 3315 Nelson Road - Extraterritorial Preliminary Plat - Windswept, creating 6 lots in the Town of Burke
- 827 E. Gorham Street - Demolition Permit and Conditional Use - Demolish single-family residence to allow construction of a two-family residence and accessory building exceeding 576 square feet in the TR-V2 district
- 1405 Emil Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 33-45 Nob Hill Road - Extraterritorial Certified Survey Map - Create 2 lots in the Town of Madison

- Upcoming Matters - August 11, 2014

- 6602 Dominion Drive - Amended PD (GDP) and Certified Survey Map - Amend general development plan for Door Creek Church and approve a four-lot CSM to create a two-family twin lot, 2 single-family lots and 1 lot for the church campus
- 208 W. Sunset Court - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 2158 Atwood Avenue - Demolition Permit and Conditional Use - Demolish office building to construct mixed-use building with 2,900 square feet of retail and 32 apartments
- 220 N. Meadow Lane - Conditional Use - Construct detached accessory dwelling unit
- 4202 Milwaukee Street - Demolition Permit - Demolish auto service station and convenience store with no proposed use
- 1801 Legacy Lane - Conditional Use - Construct two-family twin home within 300 feet of another two-family twin home
- 7671-7713 Mid Town Road - Extraterritorial Certified Survey Map - Create 4 lots in the Town of Verona

ANNOUNCEMENTS**ADJOURNMENT**