



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, October 1, 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.**

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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 SEPTEMBER 17, 2018 REGULAR MEETING

September 17, 2018: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

October 15 and November 5, 19, 2018

### 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. [53203](#) Authorizing the City of Madison to accept ownership of various improvements creating a gathering place from the Eken Park Neighborhood Association, located in Eken Park at 2407 Coolidge Street. (12th A.D.)

## **NEW BUSINESS**

2. [52928](#) Adopting the 2018-2023 Park and Open Space Plan as a Supplement to the City of Madison Comprehensive 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 5:45 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

## **Zoning Map Amendments**

3. [53022](#) Creating Sections 28.022 - 00344 and 28.022 - 00345 of the Madison General Ordinances to change the zoning of property located at 210-216 S. Pinckney Street, 4th Aldermanic District, from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.
4. [53023](#) Creating Section 28.022 -- 00346 of the Madison General Ordinances to change the zoning of property located at 750 University Row, 19th Aldermanic District, from PD (SIP) Planned Development (Specific Implementation Plan) District to Amended PD (SIP) Amended Planned Development (Specific Implementation Plan) District.

## **Conditional Use & Demolition Permits**

5. [51768](#) REVISED - Consideration of a demolition permit and conditional use to allow demolition of a two-family residence and four-unit apartment building and construction of a four-story, 31-unit apartment building at 119-125 N. Butler Street; 2nd Ald. Dist.

Note: Item 6 should be referred to November 5, 2018 pending a recommendation by the Urban Design Commission

6. [52220](#) Consideration of a demolition permit and conditional use to demolish a credit union and construct a five-story, 45-unit apartment building at 555 W. Washington Avenue; 4th Ald. Dist.
7. [52564](#) Consideration of a demolition permit and conditional use to allow a restaurant-tavern to be demolished and construction of a four-story mixed-use building with 1,900 square feet of commercial space and 85 apartments at 1902 Bartillon Drive; 17th Ald. Dist.
8. [52573](#) Consideration of a demolition permit and conditional use to allow an office building to be demolished and construction of a six-story mixed-use building with 930 square feet of commercial space and 19 residential condominiums at 222 S. Hamilton Street; 4th Ald. Dist.

Note: Item 9 should be referred to October 15, 2018 pending a recommendation by the Urban Design Commission.

9. [52759](#) Consideration of a conditional use in the CI (Campus-Institutional) zoning district to construct an addition to an existing hospital at 8001 Raymond Road; 7th Ald. Dist.
10. [52904](#) Consideration of a conditional use to allow construction of an addition to a single-family residence exceeding 500 square feet on a lakefront parcel at 1114 Sherman Avenue; 2nd Ald. Dist.
11. [52905](#) Consideration of a conditional use to convert an existing tavern into a nightclub at 524 E. Wilson Street; 6th Ald. Dist.
12. [52906](#) Consideration of a conditional use for an arts/ technical/ trade school tenant (acrobatic dance) in multi-tenant industrial building at 5032 Tradewinds Parkway; Urban Design Dist. 1; 16th Ald. Dist.
13. [52907](#) Consideration of a conditional use for a mission house at 303 Lathrop Street; University Heights Historic Dist.; 5th Ald. Dist.
14. [52908](#) Consideration of a conditional use for an arts/ technical/ trade school tenant (masseur training) in multi-tenant building in NMX (Neighborhood Mixed-Use District) zoning at 6225 University Avenue; Urban Design Dist. 6; 19th Ald. Dist.

### Zoning Text Amendments

15. [52858](#) Amending Sections 28.082(1) and 28.151 of the Madison General Ordinances to prohibit personal storage units in the Traditional Employment (TE) and Suburban Employment (SE) Districts and to require that personal storage units, where allowed, take place in a building that is a minimum of two stories.

## Land Division

Note: Item 16 should be referred to a future meeting (no date specified) at the request of the applicant pending submittal of a related zoning map amendment.

16. [52914](#) Approving a Certified Survey Map of property owned by Shorewood House LLP located at 3009 University Avenue and 3118 Harvey Street; 5th Ald. Dist.

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - 2019 Plan Commission/ Urban Design Commission Schedule

- The final calendar for 2019 is included in the Plan Commission materials for this meeting.

#### - Recent Common Council Actions

- 118-126 State Street - Rezoning for nine-story, 130-room hotel with first floor restaurant-tavern and rooftop lounge - Approved on September 25, 2018 as recommended by Plan Commission
- 306 S. Baldwin Street - Rezoning and Certified Survey Map - Approved on September 25, 2018 as recommended by Plan Commission
- Zoning Text Amendment to amend Sections 28.053(4) and 28.132 to clarify side yard, rear yard, maximum lot coverage and usable open space requirement for single-family attached homes in the TR-P zoning district - Approved on September 25, 2018 as recommended by Plan Commission
- "Madison Yards at Hill Farms" revised preliminary plat, Certified Survey Map, and final plat - Approved with Plan Commission recommendations on September 25, 2018

#### - Upcoming Matters - October 15, 2018

- Public Hearing - TID 46 Amendment
- Oscar Meyer Strategic Assessment Committee update
- 2402 W. Broadway - Conditional Use Alteration - Add second fuel dispensing area at existing auto service station and convenience store in Urban Design Dist. 1
- 3729-3737 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish two commercial buildings to allow construction of 10,020 square-foot auto repair station in Urban Design Dist. 5
- 1202 S. Park Street - Conditional Use - Construct mixed-use building with 1,200 square feet of commercial space and 58 apartments in Urban Design Dist. 7
- 4699-4747 Eastpark Blvd. - Preliminary Plat and Final Plat - The American Center Eastpark Second Addition, creating two lots for employment, one outlot for public stormwater mgmt., and one outlot for private landscaping
- Zoning Text Amendment - Amend Sections 28.032, 28.061, 28.082, 28.091 and 28.211 to clarify that "health/ sports club, fitness center or studio" includes yoga and martial arts studios
- Zoning Text Amendment - Amend Sections 28.043, 28.044, and 28.045 to change the side yard setback requirements in the TR-C2, TR-C3, and TR-C4 zoning districts
- Zoning Text Amendment - Amend Secs. 28.088(4)(a)1., 28.088(4)(b), 28.089(4)(a).2., and 28.089(4)(b) to simplify the loading zone requirements in the Industrial Limited (IL)

and Industrial General (IG) zoning districts

- Zoning Text Amendment - Amend Secs. 28.211, 28.151, 28.061, 28.072, 28.082 and 28.091 to add Tasting Room as a use, to amend the supplemental regulations of Restaurant-Nightclub, and make Restaurant-Nightclub a conditional use in all districts where it is allowed
- 2208 University Avenue - Conditional Use - Create outdoor storage area for auto repair station
- 1817 E. Washington Avenue - Conditional Use - Allow tavern in mixed-use building with outdoor eating area
- 329 E. Sunset Court - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C1 zoning

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

- 6510 Cottage Grove Road - A to CC-T and TR-U1 and Certified Survey Map Referral - Create one lot for future residential development in TR-U1 zoning and two lots for future commercial development in CC-T zoning (Referred at request of applicant)
- 1314-1326 E. Washington Avenue - CC-T and TR-V1 to TE, Demolition Permit and Conditional Use - Demolish two commercial buildings and three-family dwelling to construct six-story mixed-use building with 5,000 sq. ft. of commercial space and 59 apartments in Urban Design Dist. 8 (Revised Plans)
- 647 Bear Claw Way - PD to SR-V2 and Conditional Use - Construct nine-unit townhouse
- 5535 University Avenue - Conditional Use Alteration - Revised plans for approved mixed-use building to now call for 5,600 square feet of commercial space and 60 apartments in Urban Design Dist. 6

## **ANNOUNCEMENTS**

## **ADJOURNMENT**