



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, October 27, 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.**

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 OCTOBER 6, 2014 REGULAR MEETING

October 6, 2014: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: November 10, 24 and December 15, 2014

Special Meeting on (2013) Zoning Code Revisions: October 29, 2014 at 5:00 p.m.
(Room LL-110, Madison Municipal Building)

NEW BUSINESS

1. [35566](#) Accepting the Madison Transit Corridor (BRT) Study Report, endorsing the recommendations contained in the Report as a conceptual component of the City's strategy for addressing future transportation system planning and

development, and to authorize moving forward to the next phase of project development, environmental evaluation and project implementation.

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.

2. [35655](#) Authorizing the acceptance of ownership from Schenk Atwood Starkweather Yahara Neighborhood Association of a "Little Free Library" located in Hawthorne Park at 220 Division Street.
3. [35693](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Prairie Unitarian Universalist Society ("Owner") to permit existing private improvements within the existing drainage located at 2006 Whenona Drive.
4. [35835](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Mount Olive Evangelical Lutheran Church for the City's acquisition of a residential property located at 4016 Mineral Point Road and an amendment to the 2014 Capital Budget to fund the acquisition.

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 Amendments & Related Requests

5. [35481](#) Creating Section 28.022 - 00149 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan, and creating Section 28.022 - 00150 to amend a Planned Development District to approve an Amended Specific Implementation Plan to construct a 37-unit apartment building at 825 Jupiter Drive; 3rd Ald. Dist.

Note: Items 6 and 7 should be referred indefinitely at the request of the applicant.

6. [35010](#) SUBSTITUTE Creating Section 28.022 - 00140 and Section 28.022 - 00141 of the Madison General Ordinances to change the zoning of property generally addressed as 202 East Washington Avenue, 2nd Aldermanic District, from DC (Downtown Core) District and 15 North Webster Street, 2nd Aldermanic District, DR1 (Downtown Residential 1) District to PD(GDP-SIP) (Planned Development (General Development Plan- Specific Implementation Plan) District to demolish an auto repair facility and a four-unit apartment to allow construction of a 164 room hotel.
7. [34641](#) Consideration of a demolition permit to allow demolition of an auto repair facility and four-unit dwelling to allow construction of 164-room hotel at 202 E. Washington Avenue and 15 N. Webster Street; 2nd Ald. Dist.

Conditional Uses/ Demolition Permits

Note: Item 8 should be referred to November 10, 2014 at the request of the applicant.

8. [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 160 apartments at 425-435 W. Johnson Street, UMX District; 4th Ald. Dist.

Note: Item 9 should be referred to November 10, 2014 pending a recommendation by the Urban Design Commission.
9. [35161](#) Consideration of a conditional use for a recycling center at 3620 Marsh Road; Urban Design District 1; 16th Ald. Dist.
10. [35404](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a private parking facility to be constructed at 5517 Femrite Drive; Urban Design District 1; 16th Ald. Dist.
11. [35556](#) Consideration of a demolition permit to allow an existing residence addressed as 315 N. Carroll Street to be relocated onto the W. Gorham Street side of the same parcel, addressed as 312 Wisconsin Avenue, and consideration of a private parking facility; 2nd Ald. Dist.
12. [35638](#) Consideration of a demolition permit to allow the demolition of a tree-damaged single-family residence at 5102 Spring Court in Merrill Springs Park; 19th Ald. Dist.
13. [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, UMX District; 6th Ald. Dist.

Land Division

Note: Item 14 should be referred to November 10, 2014 at the request of the applicant.

14. [35158](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 1902-1910 W. Beltline Highway, Town of Madison.
15. [35554](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 5794 Portage Road and 3949 Hoepker Road, Town of Burke.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Upcoming Matters - November 10, 2014**

- Zoning Text Amendment - Amend 28.151 to limit the vehicle access sales and service window location requirement to the CC-T, TE, DC, and UMX zoning districts
- Zoning Text Amendment - Amend MGO Section 28.141(3) to update Table 28I-2 to include newly-created uses
- Zoning Text Amendment - Amend MGO Section 28.084(3) to eliminate the side yard setback requirement in the TE District
- 5775 Tokay Boulevard and 5712 Odana Road - Demolition Permit - Demolish office building to expand automotive display lot (in Urban Design District 3)
- 516-530 Cottage Grove Road - Conditional Use - Construct mixed-use building with 41,200 square feet of commercial space and 89 apartments
- 1429 Vilas Avenue - Conditional Use - Construct accessory dwelling unit in existing single-family residence
- 707-709 Rethke Avenue - Demolition Permit and Conditional Use - Demolish single-family residence to construct a mixed-use building with 60 apartments and 5,400 square feet of non-residential space
- 201 S. Dickinson Avenue - Demolition Permit - Demolish State of Wisconsin Central Services Building to construct State Archive Preservation Facility
- 3414 Monroe Street - Demolition Permit - Demolish office building to construct a mixed-use building with 3,200 square feet of commercial space and 16 apartments
- 6503 Cottage Grove Road - Demolition Permit - Demolish single-family residence for future road widening

- Upcoming Matters - November 24, 2014

- 702 S. High Point Road - A and SR-C1 to PD (GDP-SIP) - Rezone Bishop O'Connor Catholic Center to include market-rate apartments, catering business, institutional uses, outdoor recreation and a place of worship
- 722 Williamson Street - Certified Survey Map Referral - Create 1 lot for existing office building and 1 lot for existing surface parking in the Third Lake Ridge local historic district
- Zoning Text Amendment - Amend MGO Sections 28.211, 28.151, 28.032, 28.061 and 28.072 to regulate home dog breeding and sales
- 1034 Walsh Road - Demolition Permit - Demolish auto repair shop and auto storage facility with no proposed use

ANNOUNCEMENTS

ADJOURNMENT