



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, August 25, 2014

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 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 AUGUST 11, 2014 MEETING

August 11, 2014: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: September 22 and October 6, 27, 2014

Special Meetings to discuss Zoning Code revisions: September 4, 2014 (Room LL-110, Madison Municipal Building); September 30, 2014 (Room 260, Madison Municipal Building). Both sessions will begin at 5:00 p.m. and last approximately 2 hours each.

**NEW BUSINESS**

1. [35262](#) Approving the Declaration of Covenants, Conditions and Restrictions for the University Research Park--Pioneer and University Research Park--Pioneer First Addition subdivisions.

**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 Amendments & Related Requests**

Note: Item 2 should be referred to September 22, 2014 meeting pending a recommendation by the Urban Design Commission

2. [35008](#) Creating Section 28.022 - 00144 of the Madison General Ordinances to change the zoning of property generally addressed as 2504 Winnebago Street, 6th Aldermanic District, from PD(GDP) (Planned Development (General Development Plan) District to PD(SIP) (Planned Development (Specific Implementation Plan) District to construct a 60,000 square-foot medical clinic at Union Corners.  
Note: Items 3 and 4 should be considered together
3. [35009](#) Creating Section 28.022 - 00142 and Section 28.022 - 00143 of the Madison General Ordinances to change the zoning of property generally addressed as 740 Jenifer Street, 6th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to PD(GDP)SIP (Planned Development (General Development Plan) Specific Implementation Plan) District to construct a new 12-unit apartment building following division of the property by Certified Survey Map.
4. [34909](#) Approving a Certified Survey Map of property owned by Renaissance Property Group, LLC located at 740 Jenifer Street; 6th Ald. Dist.  
Note: Items 5 and 6 should be referred to September 22, 2014 pending a recommendation by the Urban Design Commission
5. [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.

6. [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.

#### **Zoning Text Amendments**

7. [34792](#) Amending Sections 28.211, 28.061, 28.072 and 28.141 of the Madison General Ordinances to remove Secondhand Good Sales from the Definitions and use tables in the zoning code.
8. [35030](#) Amending various sections of Chapter 28 of the Madison General Ordinances to update the Chapter 28 floodplain maps in order to remain eligible for the national flood insurance program.
9. [35039](#) Amending Section 28.072 of the Madison General Ordinances to add "Temporary outdoor events" as a permitted use in Urban Mixed-Use and Downtown Core Districts and "Non-accessory temporary outdoor events" as a conditional use in Urban Mixed-Use and Downtown Core Districts.
10. [35040](#) Amending Section 28.065(3), repealing Section 28.065(3)(b), renumbering Sections 28.065(3)(c) and (d) to Sections 28.065(3)(b) and (c), and creating Section 28.140(1)(e) of the Madison General Ordinances to allow purely residential buildings in the TSS District.

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

11. [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 11 should be referred to a future meeting at the request of the applicant
12. [34480](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a two-family residence to be constructed at 827 E. Gorham Street; 2nd Ald. Dist.
13. [34912](#) Consideration of a conditional use to allow a bed and breakfast at 2110 Linden Avenue; 6th Ald. Dist.
14. [34913](#) Consideration of a demolition permit and conditional use to demolish a single-family residence at 315 S. Mills Street to allow construction of an addition to a single-family residence at 1030 Vilas Avenue containing an accessory dwelling unit; 13th Ald. Dist.
15. [34916](#) Consideration of a conditional use alteration for a planned multi-use site to allow parking lot improvements at 1109-1113 N. Sherman Avenue; 12th Ald. Dist.
16. [34917](#) Consideration of a conditional use for an outdoor eating area for a restaurant/tavern at 2535 University Avenue; 5th Ald. Dist.

17. [35100](#) Consideration of a demolition permit to allow a place of worship to be demolished to accommodate the future construction of a police station at 4018 Mineral Point Road; 11th Ald. Dist.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Message from the City Attorney's Office on the role and use of social media devices in matters before the Plan Commission**

### **- Upcoming Matters - September 22, 2014**

- 1206 Northport Drive - Demolition Permit - Demolish dormitory to create additional open space at Lake View Hill Park
- 1109 Morraine View Drive - Conditional Use - Allow for home daycare facility
- 601 Langdon Street - PD Alteration - Construct additions to hotel to create top floor restaurant and rooftop terrace
- 4198 Nakoosa Trail - Demolition Permit and Conditional Use - Demolish street-facing façade of large retail establishment to allow construction of an addition and approve outdoor sales and display areas
- 115 S. Hamilton Street and 25 W. Main Street - DC to PD and - Demolition Permit - Construct addition to existing office building at 25 W. Main Street, demolish parking ramp at 115 S. Carroll Street to construct mixed-use building with 7,500 square feet of commercial space, 96 apartments and 550 underground parking stalls
- 1902-1910 W. Beltline Highway - Extraterritorial Certified Survey Map - Create 2 lots in the Town of Madison
- 633 N. Henry Street - PD Alteration - Add exterior lighting to north and west facades of new apartment building
- 9306-9414 Silicon Prairie Parkway - Conditional Use Alteration - Consider site and façade changes to approved apartment development (residential building complex)
- 5234 Harbor Court - Demolition Permit - Demolish single-family residence to create open space for an adjacent residence under the same ownership
- 816 Christianson Avenue - Demolition Permit - Demolish fire-damaged single-family residence with no proposed use
- 10202 Rustling Birch Road - Conditional Use - Construct 100-unit apartment building

### **- Upcoming Matters - October 6, 2014**

- 101 S. Mills Street - Demolition Permit and TR-V1 to TR-U2 - Demolish single-family residence to construct six-unit apartment building
- 3620 Marsh Road - Conditional Use - Allow recycling center (in Urban Design Dist. 1)

## **ANNOUNCEMENTS**

## **ADJOURNMENT**