



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, November 16, 2015

5:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal 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 ntwavv, cov ntaub ntwavv 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 NOVEMBER 2, 2015 MEETING

November 2, 2015: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: December 7, 2015 and January 11, 25, 2016

Special Meeting/ Working Session: Thursday, December 10, 2015 at 5:00 p.m.; Room LL-110, Madison Municipal Building (Agenda To Be Announced)

### 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. [40540](#) Authorizing the execution of an Underground Fiber Optic Cable Line Easement to Dane County across a portion of Henry Vilas Zoo, located at 702 South Randall Avenue.
2. [40630](#) Authorization to accept from Dane County, at no cost to the City of Madison, a Public Storm Sewer and Storm Water Drainage Easement across a portion of the properties located at 102 Koster Street and 48 Fairgrounds Drive.
3. [40641](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the re-grading the East Mendota-Pheasant Branch Greenway - Mineral Point Section between the West Beltline Highway and Tree Lane. (9th AD)

## UNFINISHED BUSINESS

Note: The Plan Commission is the lead referral for the University Hill Farms Neighborhood Plan (Item 5), which was originally scheduled for discussion and recommendation by the Commission at its October 5, 2015 meeting and referred to the November 16 meeting pending completion of reviews by other boards, committees and commissions. However, the other bodies reviewing the plan have not completed their recommendations to the Plan Commission. Therefore, Planning staff requests referral to a future Plan Commission meeting and further asks the Plan Commission to retain the copies of the plans provided with the September 21 meeting materials. Planning staff is hopeful that the other bodies will complete their work in time for the plan to be reviewed at the December 7, 2015 Plan Commission meeting.

4. [39335](#) Adopting the University Hill Farms Neighborhood Plan as a supplement to the City of Madison's 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

Note: On June 16, 2015, the Common Council adopted Ordinance 15-00065 (ID 38625) to implement the North Phased Attachment Area as called for in the City's intergovernmental agreement and cooperative plan with the Town of Blooming Grove, which includes 915.6 acres (1.43 square miles) of land located north of the Chicago & Northwestern/Union Pacific Railroad right of way and east of Interstate 39/90. The North Phased Attachment Area will accrue to the City effective 12:01 AM on December 28, 2015.

Ordinance ID 40269 proposes to assign City of Madison zoning to the lands to be attached effective December 28, 2015, which are currently subject to Dane County zoning. Like the attachment ordinance adopted in June, the proposed ordinance to assign City zoning is broken into 9 areas, Areas A-I, and due to its size and shape, Area I has been broken into 6 sub-areas (I-1 – I-6).

5. [40269](#) SUBSTITUTE Creating Section 28.022 - 00195 of the Madison General Ordinances to assign zoning to properties located on the south side of CTH T/ Commercial Avenue west of Sprecher Road, 3rd Aldermanic District, as A (Agricultural) District, hereinafter referred to as "Area A"; creating Section 28.022 - 00196 to assign zoning to properties located along and south of CTH T and Seminary Springs Road east to the eastern town line, 3rd Aldermanic District, as A (Agricultural) District and CN (Conservancy) District, hereinafter referred to as "Area B"; creating Section 28.022 - 00197 to assign zoning to properties addressed as 6211 Milwaukee Street, 3rd Aldermanic District, as A (Agricultural) District, CN (Conservancy) District, PD (Planned Development) District and SR-C1 (Suburban Residential - Consistent District 1) District, hereinafter referred to as "Area C"; creating Section 28.022 - 00198 to assign zoning to properties located along the east side of S. Sprecher Road from Cottage Grove Road (CTH BB) north, 3rd Aldermanic District, as PD (Planned Development) District, CN (Conservancy) District, A (Agricultural) District, and SR-C2 (Suburban Residential - Consistent District 2) District, hereinafter referred to as "Area D"; creating Section 28.022 - 00199 to assign zoning to properties addressed as 3382 CTH BB, 3rd Aldermanic District, as A (Agricultural) District, hereinafter referred to as "Area E"; creating Section 28.022 - 00200 to assign zoning to properties addressed as 4324 and 4330 Sprecher Road, 16th Aldermanic District, as SR-C1 (Suburban Residential - Consistent District 1) District, hereinafter referred to as "Area F"; creating Section 28.022 - 00201 to assign zoning to properties addressed as 3445, 3449, 3453, 3458 and 3461 CTH BB, 16th Aldermanic District, as SR-C1 (Suburban Residential - Consistent District 1) District and CC-T (Commercial Corridor-Transitional) District, hereinafter referred to as "Area G"; creating Section 28.022 - 00202 to assign zoning to properties addressed as 3311 CTH BB, 16th Aldermanic District, as A (Agricultural) District, hereinafter referred to as "Area H"; creating Section 28.022 - 00203 to assign zoning to properties located on the both sides of CTH AB/ E. Buckeye Road east of Sprecher Road and extending north to Cottage Grove Road and south to the Union Pacific Railroad, 16th Aldermanic District, as A (Agricultural) District, CN (Conservancy) District, and SR-C1 (Suburban Residential - Consistent District 1) District, hereinafter referred to as "Area I."

6. [40438](#) Creating Section 28.022-00204 of the Madison General Ordinances to change the zoning of platted lots in the Autumn Ridge Reserve subdivision, generally addressed as 402 Burnt Sienna Drive, 9th Aldermanic District, from the SR-C2 (Suburban Residential - Consistent 2) District to the TR-C1 (Traditional Residential - Consistent 1) District.

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

Note: Item 7 should be referred to December 7, 2015 to allow the public hearing notification requirements for this project to be completed.

7. [37368](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence exceeding 10,000 gross square feet to be constructed on a lakefront property at 5404 Lake Mendota Drive; 19th Ald. Dist.

Note: Item 8 should be referred to a future meeting pending submittal of a revised project materials by the applicant.

8. [39826](#) Consideration of a demolition permit and conditional use to allow demolition of two commercial buildings and expand parking lot for existing auto body shop at 5317 Wayne Terrace; 17th Ald. Dist.
9. [40175](#) Consideration of a demolition permit to allow demolition of an existing television studio and construction of a new television studio at 615 Forward Drive; Urban Design Dist. 2; 19th Ald. Dist.
10. [40394](#) Consideration of a conditional use to convert existing residence into counseling organization/ peer respite facility at 2649 Milwaukee Street; 6th Ald. Dist.

Note: Item 11 should be referred to December 7, 2015 at the request of the applicant.

11. [40396](#) Consideration of a conditional use alteration to revise the screening for an existing daycare playground located at 1356 MacArthur Road; 17th Ald. Dist.

Note: Item 12 should be referred to a future meeting pending submittal of a revised project materials by the applicant.

12. [40397](#) Consideration of a conditional use to allow construction of an accessory building on a lakefront parcel at 1800 Waunona Way; 14th Ald. Dist.
13. [40398](#) Consideration of a demolition permit to allow a single-family residence to be demolished with no proposed future use at 138 Rodney Court; 13th Ald. Dist.

Note: Item 14 should be placed on file without prejudice at the request of staff. Following submittal of the application, it was determined that the applicant did not have standing to file the request.

14. [40401](#) Consideration of a demolition permit to allow demolition of a commercial building with no proposed future use at 1202 S. Park Street; 13th Ald. Dist.
15. [40402](#) Consideration of a demolition permit to allow demolition of a commercial building with no proposed future use at 1020 John Nolen Drive; 14th Ald. Dist.

Note: Item 16 should be referred to December 7, 2015 to allow for a revised public hearing notice for this project to be completed.

16. [40405](#) Consideration of a demolition permit to allow 2 commercial buildings at 1317-1325 Applegate Road to be demolished and an auto sales facility to be constructed at 1317-1325 Applegate Road and 1302-1326 Greenway Cross; 14th Ald. Dist.
17. [40407](#) Consideration of a conditional use to construct an addition to an existing single-family residence and a detached accessory building exceeding 576 square feet in floor area in TR-C1-zoning on a lakefront lot at 2406 Waunona Way; 14th Ald. Dist.

## **BUSINESS BY MEMBERS**

### **SECRETARY'S REPORT**

#### **- Upcoming Matters - December 7, 2015**

- Emerson-Eken Park-Yahara Neighborhood Plan
- 2 W. Gorham Street - Certified Survey Map Referral - Create 2 residential lots in Mansion Hill Historic District
- 1917 Lake Point Drive - TR-V1 to TR-U1, Demolition Permit and Conditional Use - Demolish community center and construct 12 townhouse units in 2 buildings
- 820 S. Park Street, 905-911 Delaplaine Court, 910-930 Haywood Drive & 825-831 S. Brooks Street - TSS & TR-V1 to TSS & TR-C3, Demolition Permit, Conditional Use and Preliminary Plat - Demolish commercial building and demolish or relocate 10 residential buildings to construct mixed-use building with 2,000 square feet of commercial space and 103 apartments in Urban Design Dist. 8, and the preliminary plat of 8 Twenty Park, creating 1 lot for mixed-use development and 5 lots for single-family residences
- 7933 Tree Lane - CC to PD(GDP-SIP) - Construct 45-unit apartment building
- 6012 Gemini Drive - PD(GDP) to PD(SIP) - Construct multi-tenant commercial building at Grandview Commons Town Center
- 503 Schewe Road - Temp. A to SR-C1 and Preliminary Plat - The Willows II (or First Addition to The Willows), creating 45 future single-family lots and 1 outlot for public stormwater management and greenway purposes
- 735 Eagle Crest Drive - Assign SR-C2 zoning to recently attached single-family residential property

#### **- Upcoming Matters - January 11, 2016**

- 841 Jupiter Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct 54-unit apartment building
- 427-439 W. Mifflin Street - PD(SIP) to DR-2, Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish 2 two-family dwellings and 1 single-family

dwelling to construct 46-unit apartment building, and create 3 residential lots with shared access and parking

- 2230 W. Broadway - Conditional Use - Construct mixed-use building containing a 14,000 square-foot neighborhood center and 36 apartments in Urban Design Dist. 1
- 1002-1046 E. Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish industrial buildings to construct mixed-use building containing 55,600 square feet of office, 23,300 square feet of commercial space and 198 dwelling units and 3 mixed-use lots

**ANNOUNCEMENTS**

**ADJOURNMENT**