



City of Madison

City of Madison
Madison, WI 53703
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Agenda - Approved PLAN COMMISSION

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Monday, September 21, 2015

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 AUGUST 24, 2015 MEETING

August 24, 2015: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: October 5, 19 and November 2, 16, 2015

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. [39838](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of the City Water Utility Well #20 property located at 2829 Prairie Road.
2. [39839](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of the City Water Utility Well #31 property located at 4901 Tradewinds Parkway.
3. [39905](#) Authorizing the Mayor and the City Clerk to execute a Release of Water Main Easement and to grant a Water Main Easement for existing facilities over a portion of the property located at 1701 Wright Street.
4. [39914](#) Authorizing the Mayor and City Clerk to execute a lease with Madison Mutual Housing Association, Inc. of City-owned property held for future transportation purposes.
5. [40068](#) Determination of Necessity of Taking for Downtown Park at W. Mifflin Street and N. Bassett St. and Authorizing the Condemnation of the Properties in the Schedule of Acquisitions

NEW BUSINESS

6. [39421](#) Accepting the Greening America's Capitals: Brittingham - Triangle Green Project Report and authorizing staff to further study the concepts and actions contained in the Report during future planning and infrastructure activities within the project area.
7. [39668](#) Accepting the report and recommendations of the Housing Strategy Committee - Market Rate Rental Report.
8. [40092](#) Approving the Redevelopment Plan and District Boundary for the Judge Doyle Square Redevelopment District.
9. [40129](#) Update by the Planning Division on expanded boundaries for the forthcoming Yahara Hills Neighborhood Development Plan.

[Agenda continues on the next page.]

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 & Related Requests

Note: Items 10 and 11 are related and should be considered together.

10. [39891](#) Creating Section 28.022-00184 of the Madison General Ordinances to change the zoning of properties located at 3520-3546 East Washington Avenue, 15th Aldermanic District, from CC-T (Commercial Corridor - Transitional) District to TR-C3 (Traditional Residential-Consistent 3) District.
11. [38734](#) Consideration of a demolition permit and conditional use to allow demolition of a restaurant and construction of an auto service station, convenience store and car wash at 3520-3546 E. Washington Avenue; Urban Design District 5; 15th Ald. Dist.

Note: Item 12 should be referred to a future meeting pending a recommendation by the Urban Design Commission.
12. [39301](#) Creating Section 28.022 -- 00180 of the Madison General Ordinances to change the zoning of properties located at 115-117 South Bassett Street, 4th Aldermanic District, from PD(GDP-SIP) (Planned Development- General Development Plan-Specific Implementation Plan) District to Amended PD(GDP-SIP) Amended Planned Development (General Development Plan-Specific Implementation Plan) District.
13. [39711](#) Creating Section 28.022 -- 00182 of the Madison General Ordinances to change the zoning of property located at 2524 Winnebago Street, 6th Aldermanic District, from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD(SIP) Amended Planned Development (Specific Implementation Plan) District.
14. [39896](#) Creating Section 28.022 -- 00183 of the Madison General Ordinances to change the zoning at properties located at 702-750 University Row, 19th Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.

Requests Related to 1313 Regent Street

Note: Items 15-17 are related and should be referred to October 5, 2015 at the request of the applicant and pending revised application materials.

15. [39647](#) Approving a Certified Survey Map of property owned by FCS Plan B, LLC located at 1313 Regent Street; 13th Ald. Dist.

16. [39089](#) Consideration of a conditional use to allow an auto repair shop at 1313 Regent Street; 13th Ald. Dist. to be converted into a restaurant-brewpub and reception hall with outdoor eating area and non-accessory temporary outdoor event area related to events occurring at Camp Randall Stadium.
17. [39648](#) Consideration of a conditional use to allow construction of a 26-unit multi-family dwelling on land tentatively addressed as 1314 Bowen Court; 13th Ald. Dist.

Subdivision

18. [39480](#) Approving the revised preliminary plat and final plat of Tennyson Ridge on land addressed as 1818-1910 Tennyson Lane; 12th Ald. Dist.

Alterations to Planned Development Districts

19. [39485](#) Consideration of an alteration to an approved Planned Development (General Development Plan-Specific Implementation Plan) to eliminate one floor from an approved place of worship and student center at 723 State Street; 8th Ald. Dist.
20. [40127](#) Reconsideration of approval of an alteration to an approved Planned Development (Specific Implementation Plan) to allow a front yard parking space for an existing residence at 403 W. Doty Street (ID 38933); 4th Ald. Dist.
- Note: The Plan Commission approved an alteration to the PD(SIP) for 403 W. Doty Street subject to conditions at its July 27, 2015 meeting. At the request of Ald. Mike verveer, 4th Dist., the Plan Commission moved reconsideration of the July 27 approval at its next regular meeting on August 24, 2015. The matter was referred to to this meeting and a new public notice provided.

Conditional Use & Demolition Permits

21. [39483](#) Consideration of a demolition permit and conditional use to demolish 3 commercial buildings and construct 6,700 sq. ft. of commercial space and 60 apartments at 2107-2249 Sherman Avenue; 12th Ald. Dist.

Zoning Text Amendments

22. [39528](#) Amending Section 28.185(6) of the Madison General Ordinances to exempt from the demolition approval process single-family dwellings destroyed by fire where the bulk and placement of the replacement building meets certain requirements.
23. [39901](#) Amending Section 28.071(3)(h)2. of the Madison General Ordinances to eliminate the requirement that rooftop screening of equipment be constructed at least one foot above the height of the equipment.
24. [39903](#) Amending Section 28.079(2) of the Madison General Ordinances to amend the rear yard setback requirements in the DR2 District.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Upcoming Matters - October 5, 2015**

- University Hill Farms Neighborhood Plan
- 718 Gilmore Street - PD(GDP) to Amended PD(GDP-SIP) - Construct addition to Wingra School
- 550 Junction Road - PD(GDP) to Amended PD(GDP-SIP) and Junction NDP Amendment - Construct 176 residential units and 7,125 sq. ft. of commercial space in a mixed-use development with 3 buildings
- 3654 Sussex Lane - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C1 zoning
- 3852 Clover Lane - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C4 zoning
- 5317 Wayne Terrace - Demolition Permit and Conditional Use - Demolish commercial buildings to expand parking lot for existing auto body shop
- 4110 Veith Avenue - Conditional Use - Modify accessory building on lakefront lot
- 1791 Thierer Road - Conditional Use - Construct vehicle access sales and service window for restaurant in Urban Des. Dist. 5
- 906-910 Williamson Street - Demolition Permit and Conditional Use - Demolish single-family residence to construct mixed-use building with 4,675 sq. ft. of commercial space and 26 apartments
- 1933 Observatory Drive and 1932 Linden Drive - Demolition Permit and Conditional Use - Demolish Seed Building and construct Meat Science and Muscle Biology research and instructional building on the University of Wisconsin-Madison campus

- Upcoming Matters - October 19, 2015

- Emerson East-Eken Park-Yahara Neighborhood Plan
- 6001-6033 Gemini Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct up to 35,000 square feet of commercial space in 5 buildings on the "B" Block at Grandview Commons Town Center (referred to this cycle by applicant request)
- 215 Martin Luther King Jr. Blvd. & 215 S. Pinckney St. - Certified Survey Map Referral - Create 2 lots for Judge Doyle Square mixed-use development and Government East parking facility (local landmark site—Madison Municipal Building) (refer at req. of app.)
- 210 and 215 S. Pinckney Street—Judge Doyle Square Development (Proposed Addresses) - Demolition Permit and - DC to PD(GDP-SIP) - Demolish Government East parking garage and approve General Development Plan for 285,000 sq. ft. office bldg., 250-bed hotel, 34,000 sq. ft of retail and bike center, 1250-stall parking garage, and 140,000 sq. ft of future office/ comm. and approve Specific Implementation Plan for 285,000 sq. ft. office bldg., retail/ bike facility, and parking
- 810-854 E. Washington Avenue - Conditional Use Alteration - Construct four-story addition to existing mixed-use development containing 40 additional apartment units
- 10202-10304 Valley View Road - Temp. A to SR-C1 and PR and Preliminary Plat - Bridlewood, creating 139 single-family lots, 6 outlots for future development, 3 outlots for public stormwater mgmt., 3 public outlots for walkways and 1 outlot for public park
- 617 Woodward Drive - Conditional Use - Construct accessory building on lakefront lot
- 1835 Monroe Street - Conditional Use - Establish outdoor cooking for restaurant
- 1906 Monroe Street - Demolition Permit and Conditional Use - Demolish office in converted residence to construct mixed-use building with 6,500 sq. ft. of commercial space and 2 apartments

ANNOUNCEMENTS

ADJOURNMENT