



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, May 18, 2015

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 toj 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 MAY 4, 2015 REGULAR MEETING

May 4, 2015: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: June 8, 22 and July 13, 27, 2015

Plan Commission/ Urban Design Commission bus tour: Wednesday, June 3, 2015 at 5:00 p.m.

Plan Commission/ Urban Design Commission retreat: Wednesday, July 1, 2015; time and location 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. [38086](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of the Johnson St, E public sidewalk bike path from N. First Street to N. Third Street. (12th AD)
2. [38105](#) Discontinuing and vacating multiple public street right-of-ways and unpaved public alleys within the plat of Village at Autumn Lake to permit the replatting of the development, being located in the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of Section 26, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)
3. [38168](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of a new public sidewalk being routed to preserve an Oak Tree along the northerly side of Sargent Street at the intersection with Royster Ave. Located in part of the NW ¼ of the NW ¼ of Section 9, T7N, R10E. (15th AD)
4. [38187](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. Munis 10627 (53W1844) established for the reconstruction and maintenance of Turner Avenue public street and sidewalk improvements from Pflaum Road to Kay Street. (15th AD)
5. [38192](#) Authorizing the Mayor and City Clerk to execute a lease with Mendota Yacht Club Inc. for a sailboat launch, retrieval and storage area within Burrows Park.
6. [38194](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Iron Workers Local 383 for the purchase of City-owned Lots 1 and 2 in The Center for Industry & Commerce located at 5501 Manufacturer Drive and 3920 Hanson Road.
7. [38219](#) Amending the 2015 Adopted Capital Budget related to Acquisition of the Garver Replacement Property / LB Lands Purchase

**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.

**Tax Incremental District**

8. [38083](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison.

**Zoning Map Amendments & Related Requests**

Note: Items 9-11 should be considered together as one public hearing.

9. [37648](#) Creating Section 28.022 -- 00164 of the Madison General Ordinances to change the zoning of properties located at 4103-4119 Portage Road, 17th Aldermanic District, from Temp A (Temporary Agricultural) District to SR-V2 (Suburban Residential - Varied 2) District to construct a residential building complex containing 284 apartments in 3 buildings with pool and clubhouse.
10. [37370](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a residential building complex with 284 apartments to be constructed in 3 buildings at 4103-4119 Portage Road; 17th Ald. Dist.
11. [37373](#) Approving a Certified Survey Map of property owned by Duaine R. Boehm and T-Wall Enterprises located at 4103-4119 Portage Road; 17th Ald. Dist.  
Note: Item 12 should be referred to June 8, 2015 pending a recommendation by the Urban Design Commission.
12. [38033](#) Creating Section 28.022 -- 00167 of the Madison General Ordinances to change the zoning at properties located at 1004-1032 South Park Street, 13th Aldermanic District, from Planned Development (General Development Plan) District to Planned Development (Specific Implementation Plan) District.

**Alteration to Planned Development District**

13. [38021](#) Consideration of an alteration to an approved Planned Development-Specific Implementation Plan to extend the approval of a surface parking lot at 115 N. Mills Street; 8th Ald. Dist. on the University of Wisconsin-Madison campus.

**Conditional Use & Demolition Permits**

14. [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.
15. [37596](#) Consideration of a conditional use in the Campus-Institutional (CI) zoning district to allow construction of a classroom addition at 1701 Wright Street on the Madison College campus; 12th Ald. Dist.
16. [37778](#) Consideration of a demolition permit and conditional use to demolish 3 existing commercial buildings and construct a new mixed-use building with 3,700 square feet of commercial space and 76 apartments at 1200-1212 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.
17. [37781](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in the TR-C2 (Traditional Residential-Consistent 2) zoning district at 137 N. Prospect Avenue; University Heights Historic District; 5th Ald. Dist.
18. [37833](#) Consideration of a demolition permit to allow the street-facing façade of an existing commercial building to be demolished to construct an addition at 4906 Femrite Drive; Urban Design Dist. 1; 16th Ald. Dist.
19. [38017](#) Consideration of a conditional use to allow construction of a vehicle access sales and service window for an existing multi-tenant commercial building at 434 Gammon Place; 19th Ald. Dist.
20. [38018](#) Consideration of a conditional use to allow limited production and processing and outdoor storage at an existing commercial building in CC (Commercial Center) zoning at 2121 N. Stoughton Road; 17th Ald. Dist.
21. [38019](#) Consideration of a conditional use to convert an existing accessory building into an accessory dwelling unit at 946 Spaight Street; 6th Ald. Dist.  
Note: Item 22 should be placed on file without prejudice at the request of the applicant.
22. [38020](#) Consideration of a conditional use for a salon in an existing multi-tenant commercial building in IL (Industrial-Limited) zoning at 1325 Greenway Cross; 14th Ald. Dist.  
Note: Item 23 should be placed on file without prejudice. The Plan Commission recently approved another version of the project at its April 20 meeting (ID 37586).
23. [35641](#) Consideration of a demolition permit to allow demolition of an office building and construction of a mixed-use building containing 3,200 square feet of commercial space and 16 apartments at 3414 Monroe Street; 13th Ald. Dist.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Upcoming Matters - June 8, 2015**

- 510 University Avenue & 435 W. Gilman Street - Demolition Permit and Conditional Use

- Demolish existing mixed-use building to construct new mixed-use building with 8,750 sq. ft. of commercial space, 3,000 sq. ft. of flex space and 348 apartments
- 9603 Paragon Street (Lot 1, Paragon Place) - Conditional Use - Construct residential building complex containing 145 apartments in 4 buildings
- 1325 Greenway Cross - IL to CC-T - Rezone existing multi-tenant building
- 855 E. Main Street - Demolition Permit - Demolish street-facing façade of Water Utility operations center as part of addition and renovation of building
- 1113 Graedel Court - Conditional Use - Construct accessory dwelling unit
- 2012 Fisher Street - Conditional Use - Allow daycare center
- 4426 E. Buckeye Road - Conditional Use - Construct outdoor eating area for restaurant
- 425 W. Washington Avenue - Conditional Use Alteration - Approve revised facades and landscaping for mixed-use building

**- Upcoming Matters - June 22, 2015**

- 665 E. Washington Avenue - Conditional Use - Create private parking lot (in Urban Design Dist. 8)
- 5817 Halley Way - PD Alteration - Revised plans for apartment complex

**ANNOUNCEMENTS**

**ADJOURNMENT**