



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, May 4, 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 APRIL 20, 2015 REGULAR MEETING

April 20, 2015: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: May 18 and June 8, 22, 2015

Special Meeting to discuss Zoning Code revisions: Tuesday, May 12, 2015; 5:00-7:00 p.m.; Room 260, Madison Municipal Building.

### 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. [38030](#) Extending the life of Tax Increment District (TID) #33 for twelve (12) months for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison.

## **NEW BUSINESS**

2. [38059](#) Authorizing the Department of Planning and Community and Economic Development to create the Mayor's City Design and Placemaking Initiative to raise the profile of design throughout the City of Madison and encourage the creation of welcoming public and private spaces through high quality architecture, design, and placemaking.

## **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.

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

3. [36619](#) Consideration of a demolition permit to allow a restaurant to be demolished and an 8,500 square-foot retail building to be constructed at 3825 E. Washington Avenue; Urban Design District 5; 17th Ald. Dist.  
Note: Item 4 should be referred to May 18, 2015 pending a recommendation by the Urban Design Commission.
4. [37589](#) Consideration of a demolition permit and conditional use to demolish an existing mixed-use building and construct a new mixed-use building with 8,750 square feet of commercial space, 3,000 square feet of flex space, and 350 apartments at 510 University Avenue and 435 W. Gilman Street; 4th Ald. Dist.  
Note: Item 5 should be referred to May 18, 2015 pending a recommendation by the Urban Design Commission.
5. [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; 17th Ald. Dist.

6. [37607](#) Consideration of a conditional use to construct Madison Water Utility Well 31 and reservoir with outdoor storage area at 4901 Tradewinds Parkway; Urban Design Dist. 1; 16th Ald. Dist.  
Note: Item 7 should be referred to May 18, 2015 at the request of the applicant.
7. [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.
8. [37782](#) Consideration of a conditional use for a private school to be located in a multi-tenant building in the SE (Suburban Employment) zoning district at 1402 Pankratz Street; 12th Ald. Dist.

#### Subdivision

9. [38237](#) Re-approving the preliminary plat and final plat of University Research Park-Pioneer First Addition generally located at 1004-1504 S. Pleasant View Road; 1st Ald. Dist.

#### Zoning Map Amendments & Related Requests

10. [37799](#) Creating Section 28.022 -- 00166 of the Madison General Ordinances rezoning property located at 2615 Stevens Street, 5th Aldermanic District, from TR-C2 (Traditional Residential - Consistent 2) District to TR-C4 (Traditional Residential - Consistent 4) District.
11. [37800](#) Creating Section 28.022 -- 00165 of the Madison General Ordinances to change the zoning of property located at 126 South Carroll Street, 4th Aldermanic District, from PD(SIP) (Planned Development- Specific Implementation Plan) District to Amended PD(SIP) Amended Planned Development (Specific Implementation Plan) District.  
Note: Items 12-14 are related items and should be considered together.
12. [37285](#) Creating Section 28.022 - 00158 and Section 28.022 - 00159 of the Madison General Ordinances to change the zoning of property generally addressed as 1710 Ariel Spring Trail, 17th Aldermanic District, from TR-C3 (Traditional Residential - Consistent 3), PD (Planned Development), and CN (Conservancy) Districts to TR-P (Traditional Residential - Planned) and TR-C3 (Traditional Residential-Consistent 3) Districts as part of the Village of Autumn Lake Replat, which will include 549 lots for 525 single-family units; 36 two-family-twin units, 8 four-unit dwellings, 58 townhouses and 296 multi-family units; 16 outlots dedicated to the public; and 12 outlots to be private.
13. [37330](#) Consideration of a demolition permit to allow a single-family residence on land addressed as 5825 Sanctuary Lane and 2009 Expedition Trail to be demolished as part of the development of the Village at Autumn Lake residential subdivision; 17th Ald. Dist.

14. [37002](#) Approving the preliminary plat and final plat of Village at Autumn Lake Replat generally located on multiple platted lots located along and north of Lien Road on both sides of Felland Road; 17th Ald. Dist.

#### **Zoning Text Amendment**

Note: On March 23, 2015, the Plan Commission recessed the public hearing and recommended that the proposed zoning text amendment (Item 9) be re-referred to the April 6, 2015 Plan Commission meeting to allow additional information on the rationale behind the proposed regulations to be presented, and to allow staff to present maps showing different potential buffering requirements for tobacco retailers. At the request of staff, this matter was further referred on April 6 to this meeting. Materials requested by the Plan Commission on March 23 are included in the printed materials for this meeting and will be presented to the Commission.

15. [37398](#) Amending Sections 28.211, 28.151, and 28.061 of the Madison General Ordinances to amend existing zoning regulations for tobacco retailers in the City of Madison.

#### **BUSINESS BY MEMBERS**

#### **SECRETARY'S REPORT**

##### **- Upcoming Matters - May, 18, 2015**

- 4103-4119 Portage Road - Temp. A to SR-V2, Conditional Use, Demolition Permit and Certified Survey Map Referral - Demolish single-family residence and construct residential building complex containing 284 apartments in 3 buildings with pool and clubhouse and create 3 lots for the residential development
- 1004-1032 S. Park Street - PD(GDP) to PD(SIP) - Construct mixed-use building with 9,350 sq. ft. of commercial space and 173 apartments (in Urban Design Dist. 7)
- 1200-1212 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish 3 commercial buildings to construct new mixed-use building with 3,700 sq. ft. of commercial space and 76 apartments (in Urban Design Dist. 8)
- 4906 Femrite Drive - Demolition Permit - Demolish street-facing façade of an existing commercial building to construct addition (in Urban Design Dist. 1)
- 5404 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence exceeding 10,000 square feet of floor area on a lakefront lot
- 137 N. Prospect Avenue - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C2 zoning
- 434 Gammon Place - Conditional Use - Construct vehicle access sales and service window in existing multi-tenant commercial building
- 2121 N. Stoughton Road - Conditional Use - Allow limited production and processing and outdoor storage in existing commercial building in CC zoning
- 946 Spaight Street - Conditional Use - Convert existing accessory building into accessory dwelling unit
- 1325 Greenway Cross - Conditional Use - Allow salon tenant in existing multi-tenant commercial building in IL zoning
- 115 N. Mills Street - PD(SIP) Alteration - Extend approval period for surface parking lot on UW campus

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

- 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

**ANNOUNCEMENTS****ADJOURNMENT**