



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, April 20, 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 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 6, 2015 REGULAR MEETING

April 6, 2015: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: May 4, 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.

Planning staff will also be contacting the members of the Plan Commission regarding their availability to attend a joint tour of projects with the Urban Design Commission (UDC), and separately, a retreat with the UDC to discuss the relationship between the two commissions. At this time, staff and the chairs of the commissions are planning for

both the tour and retreat to occur on the Monday or Wednesday evening of a week when the commissions are not scheduled to meet in regular session. Staff is also soliciting suggestions from members about specific projects or areas of the City to visit on the tour.

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. [37751](#) Vacating and Discontinuing the southerly 255.72 feet of Fitch Court lying northerly and adjacent to University Avenue, being part of Block 5, University Addition to Madison located in the Northeast 1/4 of the Northwest 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (8th AD)
2. [37893](#) Authorizing the acceptance of an assignment of an Offer to Purchase from Treysta Group, LLC for the purchase of property located at 3618-3630 Milwaukee Street.

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 3-5 are related items that should be referred to May 18, 2015 pending a recommendation by the Urban Design Commission on the proposed residential building complex.

3. [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.

4. [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.
5. [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: Items 6 and 7 should be considered together as one public hearing.
6. [37632](#) Creating Sections 28.022 - 00161 and Section 28.022 - 00162 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan to replat 6 lots approved for two-family dwellings-twin into 12 single-family lots at 467-507 North Star Drive and 452 and 504 Pluto Drive, 3rd Aldermanic District.
7. [37371](#) Approving the final plat of Grandview Commons Replat No. 2 located at 467-507 North Star Drive and 452 and 504 Pluto Street; 3rd Ald. Dist.
Note: Items 8-10 should be considered together as one public hearing.
8. [37649](#) Creating Section 28.022 -- 00163 of the Madison General Ordinances to change the zoning of properties located at 633 West Main Street and 624 West Doty Street, 4th Aldermanic District, from DR-2 (Downtown Residential 2) District to UMX (Urban Mixed Use) District to rezone existing office building and surface parking lot to conforming district, re-approve accessory parking facility, and combine parcels into 1 commercial lot.
9. [37375](#) Consideration of a conditional use for an accessory off-site parking facility located at 633 W. Main Street and 624 W. Doty Street; 4th Ald. Dist.
10. [37376](#) Approving a Certified Survey Map of property owned by AJ of Wisconsin, LLC located at 633 W. Main Street and 624 W. Doty Street; 4th Ald. Dist.

Conditional Use & Demolition Permits & Related Subdivisions

Note: Items 11 and 12 should be considered together as one public hearing.

11. [37372](#) Consideration of a conditional use for a planned multi-use site to allow construction of a 60,650 square-foot health club and 106-room hotel at 5110 High Crossing Boulevard; 17th Ald. Dist.
12. [37374](#) Approving a Certified Survey Map of property owned by Young Crossing, LLC located at 5110 High Crossing Boulevard; 17th Ald. Dist.
13. [37378](#) Consideration of a conditional use to allow construction of a 189-unit apartment building at 710 E. Mifflin Street and 124 N. Livingston Street; 2nd. Ald. Dist.
Note: Item 14 should be referred to a future meeting at the request of the applicant.
14. [37379](#) Consider approval of a major alteration to a conditional use residential building complex to allow the undeveloped portion of Hawks Woods Condominiums

located at 1101 Feather Edge Drive and 9807-9856 Hawks Nest Drive; 1st Ald. Dist. to be constructed with 22 single-family residences.

15. [37586](#) Consideration of a demolition permit and conditional use to demolish an office building and construct a mixed-use building with 3,500 square feet of commercial space and 19 apartments at 3414 Monroe Street; 13th Ald. Dist.
16. [37594](#) Consideration of a conditional use for an auto service station, convenience store and car wash with accessory outdoor display and outdoor storage at 4701 American Parkway and 5433 Buttonwood Drive; 17th Ald. Dist.
Note: Items 17 and 18 should be considered together as one public hearing.
17. [37369](#) Consideration of a demolition permit to allow a single-family residence at 9803 Old Sauk Road; 9th Ald. Dist. to be demolished as part of the implementation of The Willows residential subdivision.
18. [37603](#) Approving the final plat of The Willows on land addressed as 9803 Old Sauk Road; 9th Ald. Dist.
19. [37604](#) Consideration of a demolition permit and conditional use to allow demolition of an existing restaurant and construction of a new restaurant with vehicle access sales and service window at 7202 Mineral Point Road; 9th Ald. Dist.
20. [37605](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in floor area on a TR-C1-zoned property at 3637 Dawes Street; 15th Ald. Dist.
21. [37606](#) Consideration of a conditional use for an outdoor eating area for a restaurant at 3502 E. Washington Avenue; Urban Design Dist. 5; 15th Ald. Dist.

Zoning Text Amendments

22. [37125](#) Amending Section 28.131 of the Madison General Ordinances regulating accessory buildings and structures on lots used exclusively for residential and mixed-use purposes.
23. [37657](#) Amending Section 28.095 of the Madison General Ordinances to eliminate the Parks and Recreation District maximum lot coverage requirement.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - May 4, 2015

- Village at Autumn Lake – Various addresses, Lien Rd. & Autumn Lake Parkway - TR-C3, PD and CN to TR-P and TR-C3, Demolition Permit, and Preliminary Plat and Final Plat - Village at Autumn Lake Replat, creating 549 lots for 525 single-family units, 36 two-family-twin units, 8 four-unit dwellings, 58 townhouse units and 296 multi-family units; 16 outlots dedicated to the public; and 12 outlots to be maintained privately, following

- demolition of 5825 Sanctuary Ln./ 2009 Expedition Tr.
- Zoning Text Amendment - Amend Sections 28.211, 28.151, and 28.061 of the Zoning Code to amend existing zoning regulations for tobacco retailers
- 2615 Stevens Street - TR-C2 to TR-C4 - Convert existing four-unit multi-family dwelling to three-family dwelling
- 126 S. Carroll Street - PD(SIP) to Amended PD(SIP) - Construct mixed-use building with 5,900 square feet of commercial space and 88 apartments
- 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 square feet of commercial space, 3,000 square feet of flex space and 348 apartments
- 1701 Wright Street - Conditional Use - Construct classroom addition at Madison College exceeding 4,000 square feet in CI zoning
- 4901 Tradewinds Parkway - Conditional Use - Construct Water Utility Well 31 and reservoir, with outdoor storage area (in Urban Design District 1)
- 3825 E. Washington Avenue - Demolition Permit - Demolish restaurant to construct 9,800 square-foot commercial building (in Urban Design Dist. 5)
- 5404 Lake Mendota Drive (Tentative) - 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
- 1402 Pankratz Street - Conditional Use - Allow private school in multi-tenant commercial building in SE zoning (in Urban Design Dist. 4)

- Upcoming Matters - May 18, 2015

- 1004-1032 S. Park Street - PD(GDP) to PD(SIP) - Construct mixed-use building with 9,350 square feet 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 square feet 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)
- 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

ANNOUNCEMENTS

ADJOURNMENT