



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, March 23, 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.**

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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 MARCH 9, 2015 MEETING

March 9, 2015: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: April 6, 20 and May 4, 18, 2015

Special Meetings to discuss Zoning Code revisions: Tuesday, April 14 and Tuesday, May 12, 2015; 5:00-7:00 p.m.; both meetings will be held in Room 260 of 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. [37235](#) Discontinuing/Vacating of a portion of an unnamed alley, from the existing southwesterly right-of-way of Nakoma Road extending southwesterly 125 feet to the current point of termination, being part of plat of Blocks 1 to 11 Nakoma, located in the Northeast 1/4 of the Southwest 1/4 of Section 28, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (10th AD)
2. [37572](#) Approving the sale of a vacant parcel of land located at 4208 Milwaukee Street to Matrix Milwaukee Street, LLC.
3. [37610](#) Vacation/Discontinuance of a portion of Evan Acres Road and a portion of Savannah Road and repealing RES-12-00227.

NEW BUSINESS

4. [37652](#) Authorizing the Planning Division to submit an application to the Capital Area Regional Planning Commission to amend the Central Urban Service Area to include lands within the Pioneer Neighborhood Development Plan's Development Phasing Area C west of South Point Road.

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

5. [36997](#) Consideration of a demolition permit and conditional use to allow demolition of a warehouse and construction of a 179-unit apartment building at 114 N. Bedford Street; 4th Ald. Dist.

6. [37222](#) Consideration of a conditional use to allow construction of an addition to Water Utility Well No. 12 at 801 S. Whitney Way; 10th Ald. Dist.
7. [37223](#) Consideration of a demolition permit and conditional use alteration to allow a single-family residence at 105 Merrill Crest Drive to be razed to create additional open space and parking for an adjacent place of worship at 110 N. Whitney Way. 19th Ald. Dist.
8. [37224](#) Consideration of a conditional use to allow construction of accessory buildings exceeding 1,000 gross square feet in area and 10% of the lot area at 4108 Maher Avenue; 15th Ald. Dist.
9. [37358](#) Consideration of a demolition permit to allow a single-family residence at 4016 Mineral Point Road; 11th Ald. Dist, to be demolished to accommodate the future construction of a police station.

Subdivision

10. [37221](#) Re-approving the preliminary plat and final plat of First Addition to 1000 Oaks generally located at 702 South Point Road; 9th Ald. Dist.

Zoning Text Amendments

11. [37325](#) Amending Section 28.082(1) of the Madison General Ordinances to allow place of worship as a permitted use in Traditional Employment, Suburban Employment, Suburban Employment Center and Employment Campus Districts.
12. [37326](#) Amending Sections 28.061, 28.072, and 28.082 of the Madison General Ordinances to allow private ambulance service as a conditional use in various Mixed-Use Commercial and Downtown and Urban Mixed Districts and as a permitted use in all Employment Districts.
13. [37327](#) Amending Sections 28.211 and 28.031(4) of the Madison General Ordinances to combine and clarify the definitions of floor area throughout the zoning code.
14. [37397](#) Amending Section 28.098 of the Madison General Ordinances to clarify and improve various provisions of the Planned Development District Ordinance.
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.

Zoning Map Amendment & Related Requests

Note: Items 16-18 are related and should be considered together as one public hearing.

16. [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.

17. [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.
18. [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.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - April 6, 2015

- 1-9 Cherbourg Court - SR-V2 to TR-C3 and Preliminary Plat and Final Plat - Delores Lillge Subdivision, creating 6 single-family lots
- 9803 Old Sauk Road - Demolition Permit - Demolish single-family residence as part of the implementation of The Willows plat
- Smart Growth America discussion with Plan Commission re: Fiscal Impact Analysis prepared for the Pioneer Neighborhood Development Plan [Note: This discussion will occur following the completion of the public hearing items and regular Commission business and is anticipated to last approximately 1-1.5 hours.]

- Upcoming Matters - April 20, 2015

- 4103-4119 Portage Road - Temp. A to SR-V2 and Conditional Use and Certified Survey Map Referral - Construct residential building complex containing 284 apartments in 3 buildings with pool and clubhouse and create 3 lots for the residential development
- 467-507 North Star Drive 452 & 504 Pluto Street - PD(SIP) to Amended PD(GDP-SIP) and Final Plat - Grandview Commons Replat No. 2, replatting 6 lots approved for two-family dwellings-twin into 12 single-family lots
- 5110 High Crossing Boulevard - Conditional Use and Certified Survey Map Referral - Create 2 lots to allow construction of a 60,650 square-foot health club and 106-room hotel as a planned multi-use site
- 710 E. Mifflin Street and 124 N. Livingston Street - Conditional Use - Construct 189-unit apartment building (referred to Urban Design Commission for advisory recommendation)
- 633 W. Main Street and 624 W. Doty Street - DR-2 to UMX, Conditional Use and Certified Survey Map Referral - Rezone existing office building and surface parking lot to conforming district, re-approve accessory parking facility, and combine parcels into 1 commercial lot
- 1101 Feather Edge Drive and 9807-9856 Hawks Nest Drive - Conditional Use Alteration - Construct undeveloped portion of Hawks Woods Condominiums with 22 single-family residences
- 3414 Monroe Street - Demolition Permit and Conditional Use - Demolish office building to construct a mixed-use building with 3,500 square feet of commercial space and 19

apartments

- 4701 American Parkway - Conditional Use - Construct auto service station, convenience store and car wash
- 9803 Old Sauk Road - Final Plat - The Willows, creating 35 single-family lots and 1 outlot for public stormwater management
- 7202 Mineral Point Road - Demolition Permit and Conditional Use - Demolish restaurant and construct new restaurant with vehicle access sales and service window
- 3637 Dawes Street - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C1 zoning
- 3502 E. Washington Avenue - Conditional Use - Construct outdoor eating area for restaurant

ANNOUNCEMENTS

ADJOURNMENT