



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, February 9, 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 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 JANUARY 26, 2015 MEETING

January 26, 2015: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

February 23 and March 9, 23, 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. [37097](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Graybar Electric Company, Inc. for the purchase of property located at 1301 West Badger Road for the location of a warehouse and distribution facility for the Public Library and authorizing an amendment to the Capital Budget to fund the purchase of the property, complete the design and construction process and begin renovation of the property.

## **NEW BUSINESS**

2. [36697](#) Directing the Department of Planning and Community and Economic Development to conduct a one or two year collaborative effort to implement many of the recommendations in the 2012 adopted Downtown Plan, and to take an expanded and more detailed look at a number of issues associated with State Street, the Capitol Square, and adjacent areas
3. [36752](#) Consideration of a complaint against an approved conditional use at 4002 Kipp Street; 16th Ald. Dist.

## **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 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

## **Conditional Use & Demolition Permits**

4. [34918](#) Consideration of a demolition permit and conditional use to allow demolition of a street-facing facade of a large retail establishment at 4198 Nakoosa Trail and construction of an addition to the store with a vehicle access sales and service window, and consideration of a conditional use for outdoor sales and display areas for the expanded store; 15th Ald. Dist.
5. [36301](#) Consideration of a conditional use to approve major exterior alterations and an addition to an existing hotel at 22 S. Carroll Street; 4th Ald. Dist.
6. [36620](#) Consideration of a conditional use in the Campus-Institutional (CI) zoning district to allow construction of a music performance facility at 740 University Avenue on the University of Wisconsin-Madison campus; 8th Ald. Dist.

7. [36621](#) Consideration of a conditional use for a lodging house/ fraternity at 144 Langdon Street; 2nd Ald. Dist.
8. [36622](#) Consideration of a conditional use to allow construction of a two-family-twin residence at 1924-1926 Tarragon Drive; 16th Ald. Dist.  
Note: Item 9 should be referred to March 9, 2015 to allow the conditional use to be re-noticed and for the applicant to pursue a variance related to the request.
9. [36623](#) Consideration of a conditional use to allow construction of a place of worship and school with a proposed floor area in excess of 10,000 square feet in SR-C1 zoning at 734 Holy Cross Way; 17th Ald. Dist.
10. [36624](#) Consideration of a conditional use to establish a tavern in the TE-Traditional Employment zoning district in an existing multi-tenant building at 849 E. Washington Avenue; 6th Ald. Dist.

### **Zoning Map Amendments & Related Requests**

11. [36627](#) Creating Section 28.022 - 00155 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan, and creating Section 28.022 - 00156 to amend a Planned Development District to approve a Specific Implementation Plan to construct an 80-unit apartment building at 617 Jupiter Drive and 610 Hercules Trail; 3rd Aldermanic District.
12. [36828](#) Creating Section 28.022-00153 of the Madison General Ordinances to change the zoning of property located at 2165 Rimrock Road, 14th Aldermanic District, from SE (Suburban Employment) District to CC-T (Commercial Corridor - Transitional) District to convert an existing commercial building into an auto sales business.  
Note: Items 13 and 14 should be considered together.
13. [35010](#) SUBSTITUTE Creating Section 28.022 - 00140 and Section 28.022 - 00141 of the Madison General Ordinances to change the zoning of property generally addressed as 202 East Washington Avenue, 2nd Aldermanic District, from DC (Downtown Core) District and 15 North Webster Street, 2nd Aldermanic District, DR1 (Downtown Residential 1) District to PD(GDP-SIP) (Planned Development (General Development Plan- Specific Implementation Plan) District to demolish an auto repair facility and a four-unit apartment to allow construction of a 164 room hotel.
14. [34641](#) Consideration of a demolition permit and conditional use to allow demolition of an auto repair facility and four-unit dwelling to allow construction of 164-room hotel at 202 E. Washington Avenue and 15 N. Webster Street; 2nd Ald. Dist.

### **BUSINESS BY MEMBERS**

### **SECRETARY'S REPORT**

**- Upcoming Matters - February 23, 2015**

- 516-530 Cottage Grove Road - Conditional Use - Construct mixed-use building with 41,200 square feet of commercial space and 89 apartments
- Zoning Text Amendment - Amend MGO Sec. 28.211 to modify the definition of "Adult Motion Picture Theater"
- Zoning Text Amendment - Amend MGO Secs. 28.211, 28.061, 28.072, and 28.082 to revise the definition of auto sales, create new definitions for motorcycle and moped sales and heavy traffic vehicle sales, and allow motorcycle and mopeds sales in areas previously prohibited
- 5417 Femrite Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct private parking facility (in Urban Design Dist. 1)
- 3825 E. Washington Avenue - Demolition Permit - Demolish restaurant to construct 8,500 square-foot commercial building (in Urban Design Dist. 5)
- 1325 Greenway Cross - Conditional Use - Allow fitness training school (arts/ technical/ trade school) in IL zoning
- 2501-2525 University Avenue - Demolition Permit and Conditional Use - Demolish 2 mixed-use buildings to allow construction of a mixed-use building with 1,900 square feet of commercial space and 20 apartments
- 733 Copeland Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 520-524 E. Johnson Street - PD (SIP) Alteration - Consider revisions to site plan and building materials for existing apartment complex
- 2583 University Avenue - Demolition Permit and Conditional Use - Demolish auto repair business to allow construction of a 27-unit apartment building

**- Upcoming Matters - March 9, 2015**

- 1901 West Lawn Avenue - Conditional Use - Construct accessory building exceeding 10% of lot area
- 723 State Street - PD (SIP) Alteration - Consider 24-month extension for construction of place of worship and student center

**ANNOUNCEMENTS****ADJOURNMENT**