



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, November 7, 2016

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 OCTOBER 17, 2016 MEETING

October 17, 2016: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: November 21 and December 12, 2016

Special Meeting - Comprehensive Plan Update: Monday, November 28, 2016; 5:00-7:00 p.m.; City-County Building, Room 108 (Parks Conference Room)

SPECIAL ITEM OF BUSINESS

1. [44961](#) Planning Division staff presentation: The Urban Footprint Project

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.

2. [44736](#) Authorizing the Mayor and City Clerk to execute a lease with Chandler Properties, L.L.C. allowing for the use of the City-owned parcel located at 1430 East Washington Avenue for parking purposes.
3. [44738](#) SUBSTITUTE Authorizing the execution of a Dedication Agreement, including the acceptance of a Warranty Deed and an Access Easement between the City of Madison and Lloyd and Jo Ann Bitzer, pertaining to the dedication of 8.288 acres of vacant land for conservation park purposes, located adjacent to and north of 3020 Shady Oak Lane in the Town of Verona, Dane County.
4. [44836](#) Authorizing the execution of a Declaration of Easement for Public and Private Utility Purposes over a portion of Thousand Oaks Park, located at 850 South Point Road.
5. [44913](#) Amending RES-16-00759 to Update the Relocation Order Map and the Schedule of Land Required for the Construction and Maintenance of Improvements for a Public Street as Part of the Eighth Addition to Blackhawk Subdivision. (9th AD)
6. [44915](#) Authorizing the execution of a First Amendment to the Lease to Mendota Rowing Club, Inc. for the Leased Premises, including the Hoover Boat House, located at 622 East Gorham Street.
7. [44917](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Thomas R. Welch and Carol L. Welch for the purchase of a parcel located at 3629 Marsh Road.
8. [44930](#) 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 storm sewer relief pipe within parcels located at 802 (Metro site) and 2402 S Park Street. Located in part of the SE ¼ of the NW ¼ of Section 35, T7N, R9E. (14th AD)

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 9 and 10 are related and should be considered together

9. [44731](#) Creating Section 28.022 -- 00251 of the Madison General Ordinances to change the zoning of property located at 604 South Point Road, 9th Aldermanic District, from SR-V2 (Suburban Residential - Varied 2) District to TR-U1 (Traditional Residential - Urban 1) District.
10. [44440](#) Consideration of a conditional use for a residential building complex containing 274 apartments in five buildings on property addressed as 604 South Point Road; 9th Ald. Dist.

Note: Items 11 and 12 are governed by the same Planned Development District-General Development Plan, which both items are seeking jointly to amend for their respective development projects. However, the Urban Design Commission has not yet made a recommendation on Item 12, thereby requiring referral of that item to November 21, 2016. In order for the two projects to be considered together, the applicant for Item 11 is also requesting referral to the November 21, 2016 meeting.

11. [44732](#) Creating Section 28.022-00254 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at property located at 489 Commerce Drive, 9th Aldermanic District, and creating Section 28.022-00255 to amend a Planned Development District to approve a Specific Implementation Plan.
12. [44733](#) Creating Section 28.022-00252 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at property located at 8102 Watts Road, 9th Aldermanic District, and creating Section 28.022-00253 to amend a Planned Development District to approve a Specific Implementation Plan
13. [44590](#) Creating Section 28.022 -- 00250 of the Madison General Ordinances to change the zoning of property located at 2645 Union Street, 6th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to TR-V1 (Traditional Residential - Varied 1) District.
14. [44743](#) Creating Section 15.01(601) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 14th Aldermanic District the Carey and Slinde Enterprises, LLC (aka Badger Bowl) Attachment; creating Section 15.02(139)

of the Madison General Ordinances to assign the attached property to Ward 139; amending Section 15.03(14) to add Ward 139 to Aldermanic District 14; and creating Section 28.022 - 00256 to zone the property CC (Commercial Center) District

Conditional Use & Demolition Permits

15. [44183](#) Consideration of a major alteration to an approved conditional use to allow construction of 11 live-work units and 32 multi-family dwellings along the E. Mifflin Street side of "The Galaxie" mixed-use development, generally addressed as 810 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.

Note: Item 16 should be referred to a future meeting pending a recommendation by the Urban Design Commission.

16. [44184](#) Consideration of a demolition permit and conditional use to allow demolition of 3 retail buildings and a restaurant and construction of a mixed-use building containing 9,200 square feet of commercial space and 39 apartments at 1109-1123 S. Park Street; Urban Design Dist. 7; 13th Ald. Dist.
17. [44434](#) Consideration of a demolition permit to allow demolition of a commercial building with no proposed use at 2605 Todd Drive; 14th Ald. Dist.
18. [44554](#) Consideration of a demolition permit and conditional use to demolish a residence attached to church and a portion of the existing University of Wisconsin-Madison Chemistry Building to allow construction of nine-story academic tower as part of the renovation of the Chemistry Buildings complex at 1101-1121 University Avenue; 8th Ald. Dist.

Note: Item 19 should be referred to November 21, 2016 at the request of staff due to a pre-application notice issue.

19. [44564](#) Consideration of a demolition permit and conditional use to demolish an existing skilled nursing facility and construct a new skilled nursing and assisted living facility at 4325 Nakoma Road; 10th Ald. Dist.
20. [44565](#) Consideration of a conditional use in SEC (Suburban Employment Campus) zoning to convert tenant space in an existing office building into space for Madison College at 8017 Excelsior Drive; 9th Ald. Dist.
21. [44566](#) Consideration of a conditional use for a vehicle-access sales and service window in an existing multi-tenant commercial building at 1401 Emil Street; 14th Ald. Dist.
22. [44567](#) Consideration of a conditional use in IL (Industrial-Limited) zoning for a rock-climbing training facility (arts/ technical/ trade school) at 3118 Kingsley Way; 14th Ald. Dist.
23. [44568](#) Consideration of a major alteration to an approved conditional use planned multi-use site to allow a revised parking lot layout with an entrance plaza and

outdoor seating area for a grocery store tenant at Northside Town Center,
2801-2921 N. Sherman Avenue; 12th Ald Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - November 21, 2016

- 1004-1032 S. Park Street - Amended PD(GDP-SIP) - Revised plans for approved mixed-use building to include 1,965 sq. ft. of commercial space, 156 apartments and 5 live-work units
- 119-125 N. Butler Street 120-124 N. Hancock Street - Demolition Permit and Conditional Use - Demolish two-family residence and four-unit apartment building to construct 52-unit apartment bldg. in residential bldg. complex including 2 existing two-family residences
- Zoning Text Amendment - Amend Sections 28.140(1)(d) and (e) to restrict when roof decks, porches, and balconies may be counted as usable open space
- Zoning Text Amendment - Creating Section 28.100 and amending Sections 28.151 and 28.211 to add Nonmetallic Mineral Extraction District (ME) as a Special District
- Zoning Text Amendment - Amending Sections 28.211, 28.151, 28.061, 28.072, 28.082 and 28.132 and creating Section 28.006(3)(i) to allow Storage Lockers in the Mixed Use and Commercial Districts, Employment Districts, and the DC, UOR, and UMX districts.
- 2348-2370 Revival Ridge - PD(GDP) to TR-C3 - Rezone future Allied Park
- 2670 Milwaukee Street - Conditional Use - Reuse of former place of worship as school and offices
- 5404 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront lot
- 216 E. Dean Avenue - Conditional Use - Construct accessory building in excess of 800 sq. ft. in SR-C1 zoning
- 823 E. Johnson Street - Conditional Use - Approve restaurant-tavern use in existing tea house
- 501 Walnut Street - Demolition Permit - Demolish laboratory with no proposed use
- 904 Williamson Street - Conditional Use - Approve outdoor eating areas and conditional use parking reduction for restaurant-tavern
- 5722 Lake Mendota Drive - Conditional Use - Construct accessory building in excess of 576 sq. ft. in TR-C1 zoning on lakefront lot
- 4310 Mohawk Drive - Conditional Use - Convert two-family, two-unit dwelling into three-unit, three-family dwelling

- Upcoming Matters - December 12, 2016

- 301 Cross Oak Drive - PD(GDP) to PD(SIP) - Construct nine-unit townhouse building
- 518-542 Junction Road - PD (GDP-SIP) Alteration - Construct mixed-use development with 173 residential units and 7,900 square feet of commercial space in three buildings
- 801 E. Washington Avenue - Conditional Use - Construct up to eight-story commercial/ office building containing 152,925 square feet of floor area, including 40,000 square-foot theater/ concert hall in Urban Design Dist. 8
- 819 E. Washington Avenue - Conditional Use - Construct eight-story, 158,000 square-foot office building in Urban Design Dist. 8
- 6509 Normandy Lane - Conditional Use - Construct mixed-use building in a planned multi-use site containing 2,400 square feet of commercial space and 73 apartments
- 53 West Towne Mall - Conditional Use - Convert existing Sears store into multi-tenant commercial building, convert auto repair shop into 2 restaurants and create 3 commercial

pad sites in reconfigured parking lot

ANNOUNCEMENTS

ADJOURNMENT