



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, October 17, 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 SEPTEMBER 19, 2016 REGULAR MEETING

September 19, 2016: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

November 7, 21 and December 12, 2016

SPECIAL ITEM OF BUSINESS

1. [44794](#) Planning Division staff presentation: Assessing the Health Impact of Neighborhood Planning in the Darbo-Worthington Neighborhood

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. [44582](#) Authorizing the execution of a lease with Grand Arbor Reserve, LLC allowing for the installation of a private fountain system within the Storm Water Utility parcel located at 10350 Rustling Birch Road.
3. [44583](#) Authorizing the execution of a lease with Apollo Way Apartments, LLC allowing for the installation of a private fountain system within the Storm Water Utility parcel located at 602 Jupiter Drive.
4. [44609](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of the Capital City Trail Segments 4 - 6, a new shared-use (bicycle and pedestrian) path along the Wisconsin Department of Transportation Railroad Corridor from Vondron Road to Interstate Highway 39/90. Located in part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 15 and the SW 1/4 and SE 1/4 of the SW 1/4 of Section 14, T7N, R10E, in the City of Madison. (16th 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.

Detachment from City

5. [44621](#) Creating Section 15.01(601) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" detaching from Ward 1, 16th Aldermanic District, the Norman and Peggy Anderson Property.

Zoning Map Amendment & Related Request

Note: Items 6 and 7 are related and should be considered together.

6. [43823](#) Creating Section 28.022 -- 00249 of the Madison General Ordinances to change the zoning of property located at 7902 Watts Road, 9th Aldermanic District, from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District.
7. [43579](#) Consideration of a conditional use for a residential building complex to allow construction of 156 apartments in two buildings at 7902 Watts Road; 9th Ald. Dist.

Zoning Text Amendments

8. [44251](#) Amending Sections 28.032(1), 28.061(1), 28.072, 28.082, and 28.091 of the Madison General Ordinances to make outdoor recreation a conditional use when an accessory use in all districts except LMX, NMX AND TSS.
9. [44254](#) SUBSTITUTE Amending Sections 28.061, 28.132(1), and 28.151 of the Madison General Ordinances to allow emergency electric generators as permitted uses in certain districts, to allow them to encroach into the side and rear yard setbacks, and to eliminate supplemental regulations related to location and noise mitigation.
10. [44255](#) Amending Section 28.151 of the Madison General Ordinances to allow the plan commission to modify entrance orientation requirements in certain buildings located in residential building complexes as part of the conditional use approval.
11. [44257](#) Amending Section 28.072(1) of the Madison General Ordinances to allow the lease of off-street parking facility accessory to residential use to non-tenants as a permitted use in the UOR, DR1, and DR2 districts.
12. [44258](#) Amending Section 28.078(3) of the Madison General Ordinances to make the residential point system calculation in the DR1 District the same as the residential point system calculation in the DR2 District.

Note: Item 13 should be referred to November 21, 2016 at the request of the ordinance sponsor

13. [44260](#) Amending Sections 28.140(1)(d) and (e) of the Madison General Ordinances to restrict when roof decks, porches, and balconies may be counted as usable open space.
14. [44496](#) Amending Sections 28.082 and 28.151 of the Madison General Ordinances to allow colleges and universities and schools, arts, technical or trade as a permitted use with supplemental regulations in the SEC District.

Land Division

Note: Items 15 and 16 are related and should be considered together.

15. [44186](#) Approving a Certified Survey Map of property owned by the Korean Presbyterian Church of Madison located at 6906 Colony Drive; 19th Ald. Dist.

Conditional Use & Demolition Permits

16. [44175](#) Consideration of a conditional use to allow construction of a daycare facility on property addressed as 6906 Colony Drive; 19th Ald. Dist.
17. [44174](#) Consideration of a conditional use to convert an existing accessory building into a single-family detached dwelling in the Traditional Shopping Street (TSS) zoning district at 2725 Atwood Avenue; 6th Ald. Dist.
18. [44178](#) Consideration of a conditional use to construct a temporary outdoor recreation facility (ice rink) in the parking lot of an ice arena at 725 Forward Drive in Urban Design Dist. 2.
19. [44182](#) Consideration of a conditional use to convert and expand a former furniture store into a movie theater, brewpub and restaurant at 89 East Towne Mall; 17th Ald. Dist.

Note: Item 20 should be referred to November 7, 2016 pending review by the Urban Design Commission

20. [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.
21. [44185](#) Consideration of a conditional use for a private parking facility in UMX (Urban Mixed-Use) zoning at 631 W. Washington Avenue; 4th Ald. Dist.
22. [44431](#) Consideration of a conditional use to construct an auto sales facility exceeding 25,000 square feet of gross floor area in CC-T (Commercial Corridor-Transitional District) zoning at 5401-5425 High Crossing Boulevard; 17th Ald. Dist.
23. [44432](#) Consideration of a conditional use to construct a restaurant-tavern in an existing mixed-used building with an outdoor eating area at 8 N. Livingston Street and 858 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.
24. [44433](#) Consideration of a conditional use for an outdoor eating area for a restaurant-tavern at 1968 Atwood Avenue; 6th Ald. Dist.
25. [44434](#) Consideration of a demolition permit to allow demolition of a commercial building with no proposed use at 2065 Todd Drive; 14th Ald. Dist.

26. [44435](#) Consideration of a conditional use to construct a public school in an existing multi-tenant commercial building at 202 S. Gammon Road; 9th Ald. Dist.
27. [44436](#) Consideration of a conditional use to construct a public school in an existing multi-tenant commercial building at 210 E. Olin Avenue; Urban Design District 1; 14th Ald. Dist.
28. [44437](#) Consideration of a conditional use to convert an existing building into a distillery at 1413 Northern Court; 6th Ald. Dist.
29. [44439](#) Consideration of a conditional use for a private club at 2310 Mustang Way; 16th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

30. [40497](#) Accepting Nominations for the 2016 Jeffrey Clay Erlanger Award

- Upcoming Matters - November 7, 2016

- 1109-1123 S. Park Street - Demolition Permit and Conditional Use - Demolish restaurant and 3 retail buildings to allow construction of mixed-use building with 9,200 square feet of commercial space and 39 apartments in Urban Design Dist. 7
- 604 South Point Road - SR-V2 to TR-U1 and Conditional Use - Construct residential building complex with 274 apartment units in 5 buildings
- 489 Commerce Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct 80-unit apartment building
- 8102 Watts Road - PD(GDP) to Amended PD(GDP-SIP) - Construct 106-room hotel
- 2645 Union Street - Zoning Map Correction - Provide consistent zoning for place of worship and residence on same parcel
- 1101-1121 University Avenue - Demolition Permit and Conditional Use - Demolish residence attached to church and portion of existing UW Chemistry Building to allow construction of nine-story academic tower as part of Chemistry renovation
- 4325 Nakoma Road - Demolition Permit and Conditional Use - Demolish skilled nursing facility to construct skilled nursing and assisted living facility
- 8017 Excelsior Drive - Conditional Use - Convert tenant space in existing building into space for Madison College in SEC zoning
- 1401 Emil Street - Conditional Use - Establish vehicle-access sales and service window for multi-tenant commercial building
- 3118 Kingsley Way - Conditional Use - Establish rock-climbing training facility (arts/ technical/ trade school) in IL zoning
- 2921 N. Sherman Avenue - Conditional Use Alteration - Revised parking lot layout with drop-off area for grocery store at Northside Town Center

- 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 square feet 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 building in residential building complex that includes two existing two-family residences to remain
- 53 West Towne Mall - Conditional Use - Convert existing Sears store into multi-tenant commercial building, convert auto repair shop into two restaurants and create 3 commercial pad sites in reconfigured parking lot

ANNOUNCEMENTS

ADJOURNMENT