



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, September 19, 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.**

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 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 AUGUST 29, 2016 REGULAR MEETING

MINUTES OF THE SEPTEMBER 8, 2016 SPECIAL MEETING

<http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: Monday, October 17, 2016

Plan Commission Bus Tour of west side project sites: September 22, 2016 (Bus departs at 5:30 p.m. sharp; agenda and itinerary are included with your materials for the September 19 meeting)

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. [44132](#) Amending the 2016 Capital Budget of Sewer Utility in the amount of \$20,000 and Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of improvements for a public sanitary sewer serving the plat of Willows II and other future lands for development. Being part of Lot 2, CSM No. 6407 located in part of the NW ¼ of the NW ¼ of Section 21, T7N, R8E, in the Town of Middleton. (9th AD)
2. [44172](#) Authorizing the Mayor and Clerk to execute a Satisfaction of Real Estate Use Restrictions by the City of Madison on lands originally platted within Menard Commercial Park.
3. [44226](#) Authorizing the City of Madison to accept ownership from the Bram's Addition Neighborhood Association of a neighborhood entrance sign to be located in the public right-of-way near the intersection of S. Park Street and Beld Street.
4. [44244](#) Amending the 2016 Capital Budget of Engineering-Major Streets in the amount of \$8,000 and Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of improvements for a public street. Located in part of the SW ¼ of the SW ¼ of Section 16, T7N, R8E, in the Town of Middleton. (9th AD)

NEW BUSINESS

5. [44093](#) Authorizing the Mayor and City Clerk to enter into an Early Attachment and Revenue Sharing Agreement with the Town of Madison to facilitate the attachment and future development of the Town parcel located at 506 E. Badger Road.

Note: In the Plan Commission packets, members will find the body of the proposed ordinance, Duncan Associates/ Lakota Group report and needs assessment, impact fee calculation attachment, and three attachments from Sue Thering regarding the proposed amendments, which are labeled in the printed materials as "Thering comments." To avoid redundancy, only the pages of the Duncan Associates/ Lakota Group report and needs assessment and ordinance body highlighted by Ms. Thering were included. A memo dated September 8, 2016 to reviewing bodies was copied in its entirety.

6. [43500](#) Amending Sections 16.23(5)(h)1., 16.23(8)(f), 20.04, 20.09(3), and 20.16(5), repealing Sections 20.08(2) and (6), and recreating Section 20.08(2) of the Madison General Ordinances to recreate a combined park impact fee and update the park and open space land dedication requirements for the City of Madison.

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

7. [41731](#) Consideration of a conditional use for limited production and processing at an existing coffeehouse in TSS (Traditional Shopping Street District) zoning at 961 S. Park Street; Urban Design Dist. 7; 13th Ald. Dist.
8. [43793](#) Consideration of a demolition permit and conditional use to demolish a two-family residence and construct a single-family residence with accessory dwelling unit at 940 E. Dayton Street; 2nd Ald. Dist.
9. [44170](#) Consideration of a conditional use to allow construction of an accessory building with an accessory dwelling unit at 2022 Monroe Street; 13th Ald. Dist.
10. [44171](#) Consideration of a conditional use for an animal daycare in an existing building at 3120 Syene Road; 14th Ald. Dist.
11. [44173](#) Consideration of a demolition permit to demolish a single-family residence and construct a printing and publishing business at 3226 Commercial Avenue; 15th Ald. Dist.

Note: Item 12 should be referred to October 17, 2016 at the request of the applicant.

12. [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.

13. [44176](#) Consideration of a demolition permit to allow a single-family residence to be demolished with no proposed future use at 6510 Cottage Grove Road; 3rd Ald. Dist.
14. [44177](#) Consideration of a demolition permit to allow demolition of a motel and construction of an auto sales facility at 910 Ann Street; 14th Ald. Dist.

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

15. [44175](#) Consideration of a conditional use to allow construction of a daycare facility on property addressed as 6906 Colony Drive; 19th Ald. Dist.

Land Division

16. [44186](#) Approving a Certified Survey Map of property owned by the Korean Presbyterian Church of Madison located at 6906 Colony Drive; 19th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - October 17, 2016

- Staff presentation: Assessing the Health Impact of Neighborhood Planning
- 7902 Watts Road - A to TR-U1 and Conditional Use - Construct residential building complex with 156 apartments in 2 buildings (Referred to this date at the request of applicant)
- Zoning Text Amendment - Amend Secs. 28.032(1), 28.061(1), 28.072, 28.082, & 28.091 to make outdoor recreation a conditional use when an accessory use in all districts except LMX, NMX & TSS
- Zoning Text Amendment - Amend Sections 28.061, 28.132(1), 28.151, and 28.211 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 revise the supplemental regulations
- Zoning Text Amendment - Amend Section 28.151 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
- Zoning Text Amendment - Amend Section 28.072(1) 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
- Zoning Text Amendment - Amend Section 28.078(3) to make the residential point system calculation in the DR-1 District the same as the residential point system calculation in the DR-2 District
- 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
- 5325 Marsh Road - Detach single-family residence to Village of McFarland
- 89 East Towne Mall - Conditional Use Alteration and Certified Survey Map Referral - Convert and expand former furniture store into movie theater, brewpub and restaurant and create 3 commercial lots at East Towne Mall
- 810 E. Washington Avenue - Conditional Use Alteration - Construct 11 live-work units

- and 32 multi-family dwellings along E. Mifflin Street side
- 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
- 631 W. Washington Avenue - Conditional Use - Approve private parking facility in UMX zoning
- 725 Forward Drive - Conditional Use - Construct temporary outdoor recreation facility (ice rink) in parking lot of ice arena in Urban Design Dist. 2
- 5401-25 High Crossing Blvd. - Conditional Use - Construct auto sales facility exceeding 25,000 square feet of gross floor area
- 8 N. Paterson Street/ 858 E. Washington Avenue - Conditional Use - Construct restaurant-tavern in existing mixed-used building with outdoor eating area
- 1968 Atwood Avenue - Conditional Use - Establish outdoor eating area for tavern
- 2605 Todd Drive - Demolition Permit - Demolish commercial building with no proposed use
- 202 S. Gammon Road - Conditional Use - Construct school in existing multi-tenant commercial building
- 210 E. Olin Avenue - Conditional Use - Construct school in existing multi-tenant commercial building in Urban Design Dist. 1
- 1413 Northern Court - Conditional Use - Convert existing building into distillery

ANNOUNCEMENTS

ADJOURNMENT