



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, August 8, 2016

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 JULY 25, 2016 MEETING

July 25, 2016: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: Monday, August 29 and September 19, 2016

Special Meeting: Thursday, September 8, 2016 at 5:00 p.m. (Room and agenda TBA)

Plan Commission Bus Tour of west side project sites: September 22, 2016 (Time and itinerary TBA)

**SPECIAL ITEM OF BUSINESS**

- Plan Commission representative to Mayor's Design Award Committee

**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. [43720](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the acquisitions of additional lands for Central Park. Located in part of SE1/4 of the NE1/4 of Section 13, T7N R9E, and in the SW1/4 of the NW1/4 of Section 7, T7N R10E. (6th AD)
2. [43875](#) Authorizing the City of Madison to accept ownership of a various improvements, including a neighborhood sign, fence, sculptures, and landscaping features from the Eken Park Neighborhood Association to be located in the public right-of-way near the intersection of Commercial Avenue, Mayer Avenue and North Street.
3. [43876](#) Authorizing the grant of a License to Verizon Wireless Personal Communications, LP for the installation of telecommunications equipment on the Prairie Road Water Tower located at 2829 Prairie Road.
4. [43885](#) Authorizing the City of Madison to accept a Permanent Limited Easement for Public Sidewalk and Bus Pad purposes from The American Center Owner's Association, Inc. and American Family Mutual Insurance Company across portions of Outlots 3, 4, 5, 6, 7, 9 and Lot 1 of The American Center Plat which will contain non-standard indemnification language.

**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.

**Alteration to Planned Development District**

5. [43001](#) Consideration of an alteration to an approved Planned Development-Specific Implementation Plan for alterations to site, utility, landscape, and building plan alterations for 115-117 S. Bassett Street; 4th Ald. District.

**Land Division**

6. [43586](#) Approving a Certified Survey Map of property owned by Sara Matthews located at 5725 Old Middleton Road; 19th Ald. Dist, which creates a deep residential lot.

**Conditional Use and Demolition Permits**

7. [41146](#) Consideration of an alteration to an approved conditional use to consider design modifications for a mixed-use building at 425 W. Washington Avenue; 4th Ald. Dist.
8. [43157](#) Consideration of a conditional use to allow indoor recreation and animal boarding in an existing multi-tenant industrial building at 3032 Progress Road; 16th Ald. Dist.
9. [43422](#) Consideration of a conditional use for a residential building complex containing 94 multi-family dwellings in 6 buildings at 114 Milky Way; 3rd Ald. Dist.
10. [43423](#) Consideration of a conditional use to allow construction of a building (police station) in excess of 10,000 square feet in TR-C1 (Traditional Residential - Consistent 1 District) zoning at 4018 Mineral Point Road; 11th Ald. Dist.
11. [43429](#) Consideration of a conditional use to allow construction of a 10,000 square-foot multi-tenant commercial building with vehicle access sales and service window at 2201 Zeier Road; 17th Ald. Dist.
12. [43575](#) Consideration of a conditional use to allow a convenience store as part of an existing auto repair garage and auto service station at 902 Atlas Avenue; 3rd Ald. Dist.
13. [43576](#) Consideration of a demolition permit and conditional use to allow a street-facing facade to be demolished as part of the renovation of a restaurant and modification to its vehicle access sales and service window at 2901 Dryden Drive; 12th Ald. Dist.

**Zoning Text Amendments**

14. [43518](#) Amending Section 28.211 of the Madison General Ordinances to amend the definition of "Lodging Room."
15. [43569](#) Amending Sections 28.151, 28.061, 28.068(5)(a)15., 28.082(1) and 28.091(1) of the Madison General Ordinances to allow the keeping of chickens as an accessory use at day care centers.

**Zoning Map Amendments and Related Requests**

Note: Items 16 and 17 should be placed on file without prejudice at the request of the applicant.

16. [42642](#) Creating Section 28.022-00233 of the Madison General Ordinances changing the zoning of properties located at 404-410 West Washington Avenue and 8-14 North Broom Street, 4th Aldermanic District from PD (Planned Development) District to DR-2 (Downtown Residential 2) District; and creating 28.022-00234 establishing a five (5) foot front-yard setback of the above-described property along North Broom Street.
17. [42308](#) Consideration of a demolition permit and conditional use to allow for the demolition of six residential buildings and construction of an 85-unit apartment building on properties addressed as 404-410 W. Washington Avenue and 8-14 N. Broom Street; 4th Ald. Dist.
18. [43647](#) Creating Section 28.022-00243 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at properties located at 702 North Midvale Boulevard, 11th Aldermanic District, and creating Section 28.022-00244 to amend a Planned Development District to approve a Specific Implementation Plan.

Note: Items 19 and 20 are related and should be considered together.

19. [43648](#) Creating Section 28.022 - 00246 of the Madison General Ordinances to change the zoning of property located at 418 Division Street, 6th Aldermanic District, from TE (Traditional Employment) District to TSS (Traditional Shopping Street) District to demolish industrial building to construct 29-unit apartment building.
20. [43416](#) Consideration of a demolition permit and conditional use to allow demolition of an industrial building and construction of an apartment building containing 29 units at 418 Division Street; 6th Ald. Dist.

Note: Items 21 and 22 are related and should be considered together.

21. [43695](#) SUBSTITUTE Creating Section 28.022 -- 00248 of the Madison General Ordinances to change the zoning of property located at 414 South Baldwin Street, 6th Aldermanic District, from TR-C4 (Traditional Residential - Consistent District 4) District to TSS (Traditional Shopping Street) District.
22. [43417](#) Consideration of a conditional use to convert and expand an existing building into a hotel and restaurant-tavern with outdoor eating areas and a parking reduction at 412-414 S. Baldwin Street; 6th Ald. Dist.

Note: Items 23 and 24 should be referred to August 29, 2016 at the request of the applicant.

23. [43696](#) Creating Section 28.022 -- 00247 of the Madison General Ordinances to change the zoning of properties located at 707-713 East Johnson Street, 2nd Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to NMX (Neighborhood Mixed-Use) District.
24. [43418](#) Consideration of a demolition permit and conditional use to allow demolition of 2 two-family residences and construction of a mixed-use building containing 2,900 square feet of commercial space and 21 apartments at 707-713 E. Johnson Street; 2nd Ald. Dist.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Upcoming Matters - August 29, 2016**

- TID 25 and TID 41 Amendment public hearings
- 5702-5712 Odana Road - Demolition Permit and Conditional Use - Demolish 2 commercial buildings and construct automotive sales facility in UDD 3
- 3391 Meadow Road [Approximate address] - Extraterritorial Preliminary Plat and Final Plat - Create 12 single-family lots, 1 outlot for stormwater management, 1 outlot for private open space, and 1 outlot for future development in the Town of Middleton
- 3331 Agriculture Drive - Conditional Use - Construct private parking facility in Urban Des. Dist. 1 to serve 3322 Agriculture Drive
- 219-223 W. Gilman Street - Demolition Permit - Demolish two-family residence at 219 W. Gilman to construct addition to place of worship/ student center at 223 W. Gilman in UMX zoning
- 7902 Watts Road - A to TR-U1 and Conditional Use - Construct residential building complex with 156 apartments in 2 buildings
- 2802 International Lane - Conditional Use - Convert office building into private school
- 2503 Monroe Street - Conditional Use - Allow limited production and processing and outdoor eating area at food & related goods sales business in TSS zoning
- 1325 Vilas Avenue - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C3 zoning
- 1810-1812 Dondee Road - Conditional Use - Construct two-family-twin residence
- 940 E. Dayton Street - Demolition Permit and Conditional Use - Demolish two-family residence to construct single-family residence with accessory dwelling unit
- 834 Prospect Place - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C2 zoning on lakefront parcel
- 3427 Bailey Road - Extraterritorial Certified Survey Map - Create 1 residential lot from agricultural lands
- 1429 Monroe Street - Conditional Use - Construct addition to UW Police Station

## **ANNOUNCEMENTS**

## **ADJOURNMENT**