



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, May 9, 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 toj 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 APRIL 18, 2016 MEETING

April 18, 2016: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

May 23 and June 13, 27, 2016

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. [42673](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Dane County and MATC to permit athletic field improvements within a public sanitary sewer and water main easement at 3201 Anderson Street.
2. [42674](#) Authorizing the acceptance of a Permanent Limited Easement for Public Sanitary Sewer and Water Main Access Road Purposes with Dane County and MATC, pertaining to a property located at 3201 Anderson Street.
3. [42675](#) Authorizing the acceptance of a Quit Claim Deed, at no cost to the City of Madison, dedicating land located at 603 E. Wilson Street from the City Engineering Division for public right of way purposes.
4. [42688](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat No. 5992-09-81 - 4.08 CTH M - Prairie Hill Road to Cross Country Road for the acquisition of Plat of Land Interests required. Located in part of the NW ¼ of the NE ¼ of Section 3, T6N, R8E.

NEW BUSINESS

5. [42717](#) Authorizing the Planning Division and City Engineering Division to submit a request to the Capital Area Regional Planning Commission for a major amendment to the Environmental Corridor map to remove the approved The Turn at Cherokee subdivision and to allow grading within a wetland vegetative buffer, and to impose a building setback line on a proposed lot in the approved subdivision.

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 6 and 7 are related and should be considered together.

6. [42317](#) Creating Section 28.022 - 00230 of the Madison General Ordinances to change the zoning of property located at 613-621 West Doty Street, 4th Aldermanic

District, from DR-2 (Downtown Residential 2) District to UMX (Urban Mixed-Use) District to facilitate development of adjacent land at 222 South Bedford Street.

7. [42145](#) Consideration of a demolition permit and conditional use to allow an office building to be demolished and a 88-unit apartment building to be constructed at 222 S. Bedford Street; 4th Ald. Dist.

Note: Items 8 and 9 should be referred to May 23, 2016 pending a recommendation by the Urban Design Commission

8. [42462](#) Creating Section 28.022 - 00231 of the Madison General Ordinances to amend a Planned Development District at property located at 601 Langdon Street, 8th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00232 to amend a Planned Development District to approve a Specific Implementation Plan.
9. [42298](#) Consideration of a conditional use for a walk-up service window at 601 Langdon Street; 8th Ald. Dist.

Zoning Text Amendments

10. [42393](#) Amending Sections 28.151, 28.211, 28.032(1), 28.061(1), and 28.072(1) of the Madison General Ordinances to provide bulk requirements for community living arrangements, housing cooperatives, and lodging houses.
11. [42394](#) Amending Section 28.211 of the Madison General Ordinances to clarify the definition of Tavern and add the definition of artist, photographer studio.
12. [42395](#) Amending Sections 28.076(3)(b) and 28.132(1) and creating Section 28.132(2) (h) of the Madison General Ordinances to allow underground parking in any district to extend into the rear yard setback under certain conditions.
13. [42396](#) Amending Section 28.141(4)(g) of the Madison General Ordinances to increase the minimum off-street parking requirements for daycare centers.
14. [42397](#) Amending Section 28.098(5)(a)2. of the Madison General Ordinances to require that the concept for a planned development of a landmark, landmark site, or in a historic district be presented to the Landmarks Commission before being presented to the Urban Design Commission.

Conditional Use & Demolition Permits

Note: Item 15 should be referred to May 23, 2016 at the request of the applicant.

15. [42303](#) Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence at 3303 Gregory Street; 13th Ald. Dist.

Note: Item 16 should be referred to May 23, 2016 to allow the public hearing to be re-noticed.

16. [42304](#) Consideration of a conditional use to allow construction of a building (single-family residence) in excess of 10,000 square feet at 815 Big Stone Trail; 9th Ald. Dist.
17. [42305](#) Consideration of a conditional use for a health club in the IL (Industrial-Limited) zoning district at 2422 Pennsylvania Avenue; 12th Ald. Dist.
18. [42318](#) Consideration of a conditional use for an outdoor eating area for a restaurant at 2089 Atwood Avenue; 6th Ald. Dist.

Note: A new public hearing was noticed for Item 19 to allow the applicant and members of the public to address the Plan Commission on this matter.

19. [41673](#) Consideration of a conditional use for an outdoor eating area for a brewpub at 2439 Atwood Avenue; 6th Ald. Dist.

Note: The Plan Commission moved to reconsider its April 4, 2016 action on Item 20 (ID 41948) at the April 18 meeting. A new public hearing has been noticed for this project, which would allow for action to be taken on this project at the May 9 meeting.

20. [42776](#) Reconsideration of a demolition permit (ID 41948) to allow demolition of an existing single-family residence and construction of a new single-family residence at 201 Larkin Street; 11th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - May 23, 2016

- 404-410 W. Washington Avenue & 8-14 N. Broom Street - PD to DR-2, Conditional Use and Demolition Permit - Demolish 6 residential buildings to construct 85-unit apartment building
- 6302 Town Center Drive - PD(GDP) to PD(SIP) - Construct technical school and training center
- 130 E. Gilman Street - Certified Survey Map Referral - Create 1 residential lot and 1 institutional lot in Mansion Hill Historic District, including consideration of a deep residential lot
- 961 S. Park Street - Conditional Use - Allow limited production and processing in existing coffeehouse in TSS zoning
- 5317 Wayne Terrace - Demolition Permit and Conditional Use - Demolish commercial buildings to construct second building for auto body shop
- 1313 Regent Street - Conditional Use - Construct outdoor recreation area for restaurant-tavern
- 1439 Wright Street - Demolition Permit - Demolish military reserve facility with no proposed use
- 1380 Williamson Street - Conditional Use - Establish outdoor eating area for tavern
- 1444 E. Washington Avenue - Conditional Use - Establish nightclub in multi-tenant

building in TE zoning
- 4341 Mineral Point Road - Demolition Permit - Demolish nonconforming single-family residence with no proposed use
- 217 N. Meadow Lane - Conditional Use - Construct accessory dwelling unit
- 1815-1817 Dondee Road - Conditional Use - Construct two-family-twin residence
- 1603-1609 Monroe Street - Demolition Permit and Conditional Use - Demolish commercial building and single-family residence to construct mixed-use building with 5,200 square feet of commercial space and 48 multi-family dwellings

- Upcoming Matters - June 13, 2016

- 425 W. Washington Avenue - Conditional Use Alteration - Approve alterations to exterior and landscaping of existing mixed-use building
- 5251 High Crossing Blvd. - Conditional Use - Construct multi-tenant commercial building with vehicle access sales & service window
- 5702-5712 Odana Road - Demolition Permit and Conditional Use - Demolish 2 commercial buildings and construct automotive sales facility in UDD 3
- 4814 Freedom Ring Road - Conditional Use - Construct a gas station with convenience store in the NMX zoning district
- 2701 Monroe Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 906 E. Mifflin Street - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence with detached accessory dwelling unit
- 2921 Landmark Place - Conditional Use - Construct office building exceeding 68 feet in height in SE zoning
- 5144 Spring Court - Conditional Use - Construct additions to single-family residence on lakefront parcel

ANNOUNCEMENTS

ADJOURNMENT