



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, March 21, 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 MARCH 7, 2016 MEETING

March 7, 2016: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

April 4, 18 and May 9, 23, 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. [41991](#) Authorizing the execution of a Plat Restriction Amendment to partially release and modify the minimum elevation restriction for low window or door openings pertaining to certain buildings constructed on certain lots within the Final Plat of Genesis.
2. [42066](#) Authorizing the execution of a Conveyance of Rights in Land document by the City of Madison in favor of the State of Wisconsin Department of Transportation in connection with Transportation Project Plat No. 1206-07-25-4.05, Relocation Order USH 18 Dane County Mount Horeb-Madison (Cty PD - Raymond Road) reconstruction project.

## **NEW BUSINESS**

3. [42021](#) Authorizing the Planning Division to lead the process to update Madison's Comprehensive Plan and designating the Plan Commission as the lead policy body throughout the update process.

## **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 4 - 6 are related and should be considered together

4. [42084](#) Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for an approximately 2-acre site located on the south side of East Washington Avenue just east of the Yahara River to Community Mixed-Use.
5. [41183](#) Creating Section 28.022-00217 of the Madison General Ordinances to change the zoning of property located at 1801 East Washington Avenue, 6th Aldermanic District, from IL (Industrial Limited) District to TE (Traditional Employment) District.
6. [41011](#) Consideration of a demolition permit and conditional use to allow a building materials supply facility to be demolished and a mixed-use building with 20,000 square feet of commercial space and 230 apartments to be constructed at

1801 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.

7. [41559](#) Creating Section 28.022 - 00223 of the Madison General Ordinances to amend a Planned Development District at property located at 5401 Tancho Drive, 17th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00224 to amend a Planned Development District to approve a Specific Implementation Plan.

Note: Items 8 - 9 are related and should be considered together

8. [41672](#) Creating Section 28.022 - 00225 of the Madison General Ordinances to amend a Planned Development District at properties located at 9301 Silicon Prairie Parkway and 301, 302 Pine Lawn Parkway, 9th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00226 to amend a Planned Development District to approve a Specific Implementation Plan.
9. [41544](#) Approving the preliminary plat and final plat of Cardinal Glenn Replat No. 1 located at 9301 Silicon Prairie Parkway, 301 Pine Lawn Parkway and 302 Pine Lawn Parkway; 9th Ald. Dist.
10. [41822](#) Creating Section 28.022-00227 of the Madison General Ordinances to change the zoning of property located at 1910 Tennyson Lane, 12th Aldermanic District, from the SR-V2 (Suburban Residential - Varied 2) District to the SR-C1 (Suburban Residential - Consistent 1) District because applicant for re-zoning request has failed to satisfy conditions of approval.

#### **Conditional Uses**

11. [41728](#) Consideration of a conditional use to construct an accessory restroom building for Esther Beach Park on a lakefront parcel at 2802 Waunona Way; 14th Ald. Dist.
12. [41729](#) Consideration of a conditional use for limited production and processing in a multi-tenant commercial building in CC-T (Commercial Corridor-Transitional District) zoning at 2921 N. Sherman Avenue; 12th Ald. Dist.

#### **Subdivision**

13. [42140](#) Re-approving the preliminary plat and final plat of First Addition to 1000 Oaks generally located at 702 South Point Road; 9th Ald. Dist.

#### **Zoning Text Amendment**

14. [41715](#) Amending Sections 28.066, 28.140(1)(e), and 28.151 of the Madison General Ordinances to add more substance and clarity to the Mixed-Use Center District ordinance so that it can be more effectively implemented to achieve the purposes for which it exists.

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Upcoming Matters - April 4, 2016

- Zoning Text Amendment - Amend Section 28.061 to allow a hotel, inn, or motel as a conditional use in TSS zoning
- 1800 Waunona Way - Conditional Use - Construct accessory building on lakefront lot
- 2439 Atwood Avenue - Conditional Use - Construct outdoor eating area for brewpub
- 5318 Hoboken Road - Conditional Use - Convert four-unit apartment building into a 10-unit housing cooperative
- 513 State Street - Conditional Use - Allow moped sales in DC zoning
- 201 Larkin Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 9809 Trappers Trail - Conditional Use - Construct building (single-family residence) in excess of 10,000 sq. ft. of floor area
- 614 Vera Court - Conditional Use - Construct addition to neighborhood center
- 28 Langdon Street - Conditional Use - Renovate existing sorority house

#### - Upcoming Matters - April 18, 2016

- 4602 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish grocery store and construct auto service station and convenience store
- 4525 Secret Garden Drive - SR-V2 to TR-P and Conditional Use - Construct residential building complex containing 113 multi-family dwellings in 17 buildings
- 722 Williamson Street - TSS to PD(GDP-SIP) - Renovate existing Olds Seed Building to include 7,200 sq. ft of commercial space and 45 apartments and construct new 96-unit apartment building with 2 levels of parking
- 961 S. Park Street - Conditional Use - Allow limited production and processing in existing coffeehouse in TSS zoning
- 316 W. Washington Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 5703 Summer Shine Drive - Preliminary Plat and Final Plat - Village at Autumn Lake Replat No. 1, creating 9 lots for a 9-unit attached single-family/ townhouse building and 1 outlot for a private alley
- 820 S. Park Street & 825-831 S. Brooks Street - Final Plat of 8Twenty Park, creating 1 lot for mixed-use development and 5 lots for single-family residences

## ANNOUNCEMENTS

## ADJOURNMENT