



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

*This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

---

Monday, October 16, 2017

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.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

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.

The Plan Commission shall note the e-mail correspondence from "The Friends of Burrows Park," dated October 11, 2017 re: 2221 N. Sherman Avenue

### MINUTES OF THE OCTOBER 2, 2017 MEETING

October 2, 2017: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: November 6, 20 and December 4, 2017

### SPECIAL ITEMS OF BUSINESS

1. [49144](#) Planning Division update on the joint amendments to the Pioneer, Junction, and Elderberry Neighborhood Development Plans.

2. [49145](#) Informational presentation by the prospective developers of a twelve-story apartment building at 222 N. Charter Street; 8th Ald. Dist.
- The applicant is seeking comment and direction from the Plan Commission prior to pursuing formal land use approvals. No formal action shall be taken by the Plan Commission.

### **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.

3. [49014](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of the Madison Water Utility Operations Center property located at 115 S. Paterson Street.
4. [49030](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of Penn Park, located at 2101 Fisher Street.

### **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**

5. [48769](#) Consideration of a conditional use to construct a hotel at 2810 Coho Street; 14th Ald. Dist.
6. [48770](#) Consideration of a demolition permit to allow demolition of an office building with no proposed use at 4706 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.

7. [48771](#) Consideration of a conditional use for an arts/ technical/ trade school tenant (cycling gym) in a mixed-use building at 1018 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.
8. [48772](#) Consideration of a conditional use to convert an existing building into general manufacturing facility at 7173 Manufacturers Drive; 17th Ald. Dist.
9. [48773](#) Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence at 4301 Maher Avenue; 15th Ald. Dist.
10. [48775](#) Consideration of a demolition permit and conditional use to demolish an existing lodging house and construct a new lodging house at 141 Langdon Street; 2nd Ald. Dist.
11. [48780](#) Consideration of a conditional use for a restaurant-tavern tenant in a multi-tenant commercial building in TE (Traditional Employment District) zoning at 600 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.
12. [48781](#) Consideration of a conditional use to add a dwelling unit to an existing mixed-use building at 335 W. Lakeside Street; 13th Ald. Dist.
13. [48784](#) Consideration of a demolition permit to demolish an existing laboratory building at 630 Forward Drive to construct additional parking to serve an office and laboratory complex generally addressed as 601 Rayovac Drive and 630 Forward Drive; Urban Design Dist. 2; 19th Ald. Dist.
14. [48839](#) Consideration of a conditional use to allow construction of an accessory building exceeding 800 square feet in area in SR-V2 (Suburban Residential-Varied 2 District) zoning to serve an apartment complex at 1010-1018 Mayfair Avenue; 15th Ald. Dist.
15. [48497](#) Consideration of a demolition permit and conditional use to demolish a warehouse/ retail building and construct a mixed-use building with 11,000 square feet of commercial space and 161 apartment units at 131 S. Fair Oaks Avenue; 6th Ald. Dist.

### **Zoning Map Amendment & Related Request**

Note: Items 16 and 17 are related and should be considered together

16. [48228](#) Creating Section 28.022 - 00296, Section 28.022 - 00297 and Section 28.022 - 00298 of the Madison General Ordinances to change the zoning of properties located at 645-703 South Point Road, 9th Aldermanic District, from Temp A (Temporary Agriculture) District to TR-C3 (Traditional Residential - Consistent District 3) District, TR-P (Traditional Residential - Planned) District, and CC-T (Commercial Corridor - Transitional) District.

17. [47857](#) Approving the preliminary plat of *Acacia Ridge* on property generally addressed as 645-703 South Point Road; 9th Ald. Dist.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Upcoming Matters - November 6, 2017**

- 118-122 State Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish six-story commercial building to construct nine-story, 120-room hotel with first floor restaurant-tavern and rooftop lounge
- 1412 Pflaum Road - Conditional Use - Create private parking facility
- 5010 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 501 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 3424 Lake Farm Road - Extraterritorial Certified Survey Map - Create three lots in the Town of Blooming Grove

### **- Upcoming Matters - November 20, 2017**

- 5102 Silver Tree Run - PD(GDP) to Amended PD(GDP-SIP) - Amend University Crossing General Development Plan and approve Specific Implementation Plan to construct a mixed-use building with 10,500 sq. ft. of commercial and 48 apartments in Urban Design Dist. 6
- 36 S. Brooks Street - PD(GDP-SIP) to Amended PD(GDP-SIP) - Amend Meriter Hospital General Development Plan and approve Specific Implementation Plan to construct an emergency generator facility for hospital campus
- 601 [S.] Gammon Road - Attach parcel containing a one-story restaurant from Town of Middleton and assign CC (Commercial Corridor) zoning
- 529 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence and an addition to an existing accessory building on lakefront parcel
- 305 N. Fourth Street - Conditional Use - Establish restaurant-tavern tenant in multi-tenant commercial building in NMX zoning

## **ANNOUNCEMENTS**

## **ADJOURNMENT**