



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, September 18, 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.**

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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 28, 2017 REGULAR MEETING

August 28, 2017: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: October 2, 16 and November 6, 20, 2017

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. [48504](#) Discontinuing and vacating a portion of the public street right-of-way of East Campus Mall, being located in the SE ¼ of the NW 1/4 of Section 23, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (4th AD)
2. [48576](#) Accepting a Public Sidewalk Easement from Redan Green, LLC across property located at 1435 E. Main Street.
3. [48605](#) Authorizing the Acceptance of Deed Restrictions to Allow for Certain Residential Land Divisions in the Town of Burke and Town of Blooming Grove Under Their Respective Cooperative Plans
4. [48614](#) Authorizing a License Agreement with Centurylink Communications, LLC allowing for the installation and maintenance of underground telecommunications facilities in a portion of the City's Cannonball Bike Path corridor located at 1998 West Beltline Highway.

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 Amendment & Related Requests

Note: Items 5-9 are related and should be considered together

5. [48610](#) Discontinuing and vacating the remaining portion of the public street right-of-way of Linden Court, being located in the SW ¼ of the SE 1/4 of Section 6, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (6th AD)
6. [48227](#) Creating Section 28.022 - 00295 of the Madison General Ordinances to change the zoning of property located at 2114 Winnebago Street, 6th Aldermanic District, from TSS (Traditional Shopping Street) District to TE (Traditional Employment) District to rezone portion of property as part of a three-lot planned multi-use site proposed to occur all in TE zoning.
7. [48156](#) Consideration of a demolition permit and conditional use to demolish a commercial building and construct a mixed-use building containing 3,850

square feet of commercial space and 45 cohousing units on land generally addressed as 2048 Winnebago Street; 6th Ald. Dist.

8. [48157](#) Consideration of a demolition permit and conditional use to demolish a commercial building and construct a 10,300 square-foot trade arts/ technical/ trade school on land generally addressed as 2100 Winnebago Street; 6th Ald. Dist.
9. [48145](#) Approving a Certified Survey Map of property owned by Accipiter Real Estate, LLC located at 2048, 2100 and 2114 Winnebago Street; 6th Ald. Dist., and releasing a land use restriction recorded against a portion of the subject properties.

Conditional Use & Demolition Permits

10. [48150](#) Consideration of a demolition permit to demolish greater than fifty (50) percent of a commercial building at 2003 Freeport Road; 10th Ald. Dist., with no new construction proposed.
11. [48152](#) Consideration of a demolition permit and conditional use to demolish a single-family residence and construct a two-family two-unit residence at 1139 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.
12. [48336](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence to be constructed on a lakefront property at 5114 Spring Court; 19th Ald. Dist.
13. [48337](#) Consideration of a conditional use for a nightclub at 3116 Commercial Avenue; 15th Ald. Dist.
14. [48263](#) Consideration of a demolition permit and conditional use to demolish three commercial buildings and an existing building addition to construct a new five-story addition to an existing five-story building as part of the conversion of the building into a 144-room hotel at 901-939 E. Washington Avenue and 910-924 E. Main Street; Urban Design Dist. 8; 6th Ald. Dist.
15. [48496](#) Consideration of a conditional use to convert an office building into a counseling/ community services organization facility at 890 W. Wingra Drive; 13th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - October 2, 2017

- Report from Planning Division staff on the recommendations contained in the White House Housing Development Toolkit
- Cottage Grove Road Activity Centers Plan
- 4207 Bellgrove Lane - A to SR-C2 and Certified Survey Map - Create four single-family

residential lots

- Zoning Text Amendment - Amend Secs. 28.211, 28.061, and 28.072(1) to remove tattoo shop as a separate use and, instead, treat it as a subcategory of service business
- Zoning Text Amendment - Amend Section 28.082(1) to allow garden centers as a conditional use in IL zoning
- 2500-2502 Calypso Road - Conditional Use - Convert dwelling unit in eight-unit apartment building into office for human services
- 302 S. Gammon Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish office building and construct an office building, office/telecommunications center building, and two general commercial buildings with outdoor eating areas, and revised CSM to create four-lot planned multi-use site
- 5209 Harbor Court - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 1005 Woodward Drive - Conditional Use - Construct accessory building exceeding 800 square feet in SR-C1 on lakefront parcel
- 131 S. Fair Oaks Avenue - Demolition Permit and Conditional Use - Demolish warehouse building to construct mixed-use building with 11,000 square feet of commercial space and 161 apartments

- Upcoming Matters - October 16, 2017

- 645-703 South Point Road - Temp. A to TR-P, TR-C3 and CC-T and Preliminary Plat - Acacia Ridge, creating 401 single-family lots, 6 lots for (3) two-family twin homes, 2 lots for future mixed-use and multi-family development, 1 outlot for a future MMSD school, 3 outlots for private open space, 1 outlot for a public park, and 1 outlot for public stormwater management
- 630 Forward Drive - Demolition Permit - Demolish laboratory building to construct additional parking to serve office and laboratory complex in Urban Design Dist. 2
- 2810 Coho Street - Conditional Use - Construct five-story, 112-room hotel, and remove deed restriction against property
- 4706 E. Washington Avenue - Demolition Permit - Demolish office building with no proposed use
- 1018 E. Washington Avenue - Conditional Use - Establish arts/technical/trade school tenant (bicycling gym) in mixed-use building
- 7173 Manufacturers Drive - Conditional Use - Convert existing building into general manufacturing facility
- 4301 Maher Avenue - Demolition Permit - Demolish single-family residence and construct new residence
- 141 Langdon Street - Demolition Permit and Conditional Use - Demolish existing lodging house and construct new lodging house
- 600 Williamson Street - Conditional Use - Establish restaurant-tavern tenant in multi-tenant commercial building in TE zoning
- 335 W. Lakeside Street - Conditional Use - Add dwelling unit in existing mixed-use building
- 802 Atlas Avenue - Conditional Use - Allow outdoor recreation at a restaurant-tavern

ANNOUNCEMENTS

ADJOURNMENT