



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, August 28, 2017

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 AUGUST 14, 2017 MEETING

August 14, 2017: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: September 18 and October 2, 16, 2017

### NEW BUSINESS

1. [47509](#) Adopting the Darbo-Worthington-Starkweather Neighborhood Plan as a Supplement to the City of Madison Comprehensive Plan.  
Note: The Plan Commission received copies of the draft plan with its August 14, 2017 meeting materials. An electronic copy of the plan is attached to this legislative file.

**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.

**Tax Incremental Districts**

2. [48225](#) Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #46 (Research Park), City of Madison.
3. [48231](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #47 (Silicon Prairie), City of Madison.

**Conditional Use & Demolition Permits**

4. [48146](#) Consideration of a demolition permit to demolish two single-family residences addressed as 3922-3926 Mineral Point Road to create additional open space for an existing place of worship at 3910 Mineral Point Road; 11th Ald. Dist.
5. [48147](#) Consideration of a conditional use to add a dwelling unit at 209 North Street to convert a single-family residence into a two-family two-unit residence; 12th Ald. Dist.
6. [48148](#) Consideration of a demolition permit and conditional use to demolish an existing auto sales facility and construct a new auto sales facility at 1809 W. Beltline Highway; 14th Ald. Dist.
7. [48149](#) Consideration of a conditional use to construct an accessory building on a lakefront parcel at 2224 Waunona Way; 14th Ald. Dist.
8. [48151](#) Consideration of a conditional use to construct an accessory dwelling unit at 1222 E. Mifflin Street; 2nd Ald. Dist.

Note: Item 9 should be referred to September 18, 2017 to allow the request to be re-noticed as also requiring a conditional use.

9. [48152](#) Consideration of a demolition permit 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.
10. [48153](#) Consideration of a conditional use to construct an auto service station (electric car charging facility) at 3801 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.

11. [48154](#) Consideration of a demolition permit to demolish a converted residence and construct a mixed-use building with 1,000 square feet of commercial space and four apartments at 801 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.
12. [48155](#) Consideration of a conditional use for limited production and processing for a retail store at 1823 S. Park Street; 14th Ald. Dist.

#### **Zoning Map Amendments & Related Requests**

13. [45036](#) Creating Sections 28.022 - 00260 and 28.022 - 00261 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan, at 1004-1032 South Park Street, 13th Aldermanic District
14. [48136](#) Creating Section 28.022 -- 00292 of the Madison General Ordinances to change the zoning of property located at 204 Bernard Court, 8th Aldermanic District, from TR-U2 (Traditional Residential - Urban 2) District to CI (Campus Institutional) District.
15. [48226](#) Creating Section 28.022 - 00293 of the Madison General Ordinances to amend a Planned Development District at property located at 550 Junction Road, 9th Aldermanic District and to approve an Amended General Development Plan, and creating Section 28.022 - 00294 to amend a Planned Development District to approve an Amended Specific Implementation Plan.

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

16. [48229](#) Creating Section 28.022 - 00299 of the Madison General Ordinances to amend a Planned Development District at property located at 116 Juneberry Drive, 3rd Aldermanic District and to approve an Amended General Development Plan, and creating Section 28.022 - 00300 to amend a Planned Development District to approve an Amended Specific Implementation Plan.
17. [48490](#) Approving a Certified Survey Map of property owned by Veridian Homes AB, LLC located at 116 Juneberry Drive; 3rd Ald. Dist.
18. [48230](#) Creating Section 28.022 - 00301 and Section 28.022 - 00302 of the Madison General Ordinances to change the zoning of property located at 130 E. Gilman Street, 2nd Aldermanic District, from DR-1 (Downtown Residential 1) District to PD(GDP-SIP) (Planned Development (General Development Plan-Specific Implementation Plan) District.

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

19. [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.

20. [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 - September 18, 2017

- 2048-2114 Winnebago Street - (Partial) TSS to TE, Demolition Permit, Conditional Use and Certified Survey Map Referral - Rezone portion of property developed with a gym at 2114 Winnebago Street to TE; demolish two commercial buildings; construct three-story mixed-use building with 3,850 square feet of commercial space and 45 cohousing units; construct 10,300 square feet trade school; and create three commercial lots
- 901-939 E. Washington Avenue and 910-924 E. Main Street - Demolition Permit and Conditional Use - Demolish three commercial buildings and an existing addition to construct a new addition as part of the conversion of an existing five-story commercial building into a 144-room hotel in Urban Design Dist. 8
- 2003 Freeport Road - Demolition Permit - Demolish greater than 50% of commercial building; no new construction proposed
- 5114 Spring Court - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 3116 Commercial Avenue - Conditional Use - Convert existing commercial building into nightclub

### - Upcoming Matters - October 2, 2017

- 4207 Bellgrove Lane - A to SR-C2 and Certified Survey Map - Create four single-family residential lots
- 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
- 2810 Coho Street - Conditional Use - Construct five-story, 80-room hotel

## ANNOUNCEMENTS

## ADJOURNMENT