



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, April 24, 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.

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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 APRIL 3, 2017 MEETING

April 3, 2017: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: May 8, 22 and June 5, 19, 2017

Special Meetings:

- Tuesday, May 30, 2017: Plan Commission/ Long-Range Transportation Planning Committee Bus Tour (Time, route and departure point TBD)

- Monday, June 26, 2017: Comprehensive Plan Work Session (Future Land Use Map); 5:00-8:00 p.m. (Location TBD)

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. [46660](#) Authorizing the execution of a Lease between the City of Madison and 727 Lorillard LLC for the installation and maintenance of a boundary fence along the WisDOT railroad corridor and North Shore Drive, at 727 Lorillard Court.
2. [46805](#) Extending the life of Tax Increment District (TID) #32 for twelve (12) months for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison.
3. [46808](#) Extending the life of Tax Increment District (TID) #27 for twelve (12) months for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison.
4. [46811](#) Extending the life of Tax Increment District (TID) #43 for twelve (12) months for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison.
5. [46836](#) Accepting a Permanent Easement for Public Transportation Purposes from 149 East Wilson, LLC across property located at 151 East Wilson Street and, in exchange, authorizing the Mayor and City Clerk to execute an Access Easement Agreement with 149 East Wilson, LLC across the City-owned rail corridor located behind 151 East Wilson Street.

NEW BUSINESS

6. [46294](#) Accepting the report entitled, "Ensuring a Vibrant Downtown Retail Destination: A Retail Assessment and Strategy for Downtown Madison", directing staff to begin implementing key recommendations of the report, and repealing resolution RES-15-00206 (Legislative File # 36697)

Note: An executive summary of the report is included in the Plan Commission materials for this meeting. The full report is attached to the 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.

Zoning Map Amendments & Related Requests

Note: Items 7 and 8 are related and should be considered together.

7. [46546](#) Creating Section 28.022 -- 00275 of the Madison General Ordinances to change the zoning of property located at 707-713 E. Johnson Street , 2nd Aldermanic District, from TR-V2 (Traditional Residential-Varied 2) District to NMX (Neighborhood Mixed-Use) District
8. [46285](#) Consideration of a demolition permit and conditional use to allow demolition of two (2) two-family residences and construction of a mixed-use building containing 3,000 square feet of commercial space and 21 apartments at 707-713 E. Johnson Street; 2nd Ald. Dist.

Note: Items 9 and 10 are related and should be considered together.

9. [46548](#) Creating Section 28.022 - 00276 and Section 28.022 - 00277 of the Madison General Ordinances to change the zoning of properties located at 201-215 N. Blount Street, 2nd Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.
10. [46286](#) Consideration of a demolition permit to allow a single-family residence to be demolished as part of a Planned Development that proposes construction of an eight-unit apartment building and renovation of three (3) existing two-family residences with shared parking and open space at 201-215 N. Blount Street; 2nd Ald. Dist.

Conditional Use & Demolition Permits

11. [42563](#) Consideration of a demolition permit and conditional use to allow two commercial buildings to be demolished and an automotive sales facility to be constructed at 5702-5712 Odana Road; Urban Design District 3; 19th Ald. Dist.
12. [46282](#) Consideration of a major alteration to an approved conditional use for a mixed-use building to allow a vehicle access sales and service window at 1603-1609 Monroe Street; 13th Ald. Dist.
13. [46490](#) Consideration of a conditional use to convert an existing building into a light manufacturing facility, distillery and tavern at 1401 Northern Court; 6th Ald. Dist.

14. [46491](#) Consideration of a conditional use to establish a health/sports club/ fitness center in a multi-tenant building in IL (Industrial-Limited District) zoning at 4009 Felland Road; 17th Ald. Dist.

Zoning Text Amendment

15. [46540](#) Amending Section 28.082(1) of the Madison General Ordinances to allow banks and financial institutions as a permitted use in Suburban Employment Center Districts

Land Division

16. [46113](#) Approving a Certified Survey Map of property owned by David and Maria Grams located at 205-221 N. Gammon Road; 19th Ald. Dist., which proposes a deep residential lot.

Judge Doyle Project-Related (Items 17-21)

Note: The Plan Commission may hold a single public hearing for the overall Judge Doyle project but shall take separate actions on Item 17; Items 18 and 19; and Items 20 and 21.

17. [39493](#) Approving a Certified Survey Map of properties owned by the City of Madison and City of Madison Parking Utility located at 215 Martin Luther King, Jr. Boulevard and 215 S. Pinckney Street; 4th Ald. Dist.

Note: Items 18 and 19 (Block 88, 210 S. Pinckney Street) are related and should be considered together.

18. [46547](#) Creating Section 28.022 - 00278 and Section 28.022 - 00279 of the Madison General Ordinances to change the zoning of property generally located at 210 S. Pinckney Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

19. [46293](#) Consideration of a conditional use for projections into the Capitol View Preservation Limit as part of the proposed "Judge Doyle" mixed-use Planned Development on land generally addressed as 210 S. Pinckney Street; 4th Ald. Dist.

Note: Items 20 and 21 (Block 105 (partial), 215 S. Pinckney Street) are related and should be considered together.

20. [46549](#) Creating Section 28.022 - 00280 and Section 28.022 - 00281 of the Madison General Ordinances to change the zoning of property located at 215 S. Pinckney Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

21. [46287](#) Consideration of a demolition permit to allow a parking garage to be demolished as part of the proposed "Judge Doyle" mixed-use Planned Development on land generally addressed as 215 S. Pinckney Street; 4th Ald. Dist., and a conditional use for projections into the Capitol View Preservation Limit.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - May 8, 2017

- Adopting the Downtown Madison Bicycle & Moped Parking Study
- 5609 Taychopera Road - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C1 zoning
- 5225 High Crossing Blvd. - Conditional Use - Allow limited production and processing for retail bakery
- 6202-6402 Manufacturers Drive - Conditional Use - Construct motor freight terminal
- 214 Waubesa Street - Conditional Use - Consider parking reduction to allow existing commercial building to be converted into community center
- 201 Corry Street - Conditional Use - Create private parking facility
- 117 N. Ingersoll Street - Demolition Permit - Demolish single-family residence and construct new single-family residence

- Upcoming Matters - May 22, 2017

- 2318 S. Stoughton Road - Conditional Use - Convert auto repair building into accessory storage building for adjacent retail business at 2202 S. Stoughton Road
- 1313 Regent Street - Conditional Use - Addition of two sand volleyball courts and a small service bar to existing patio
- 4930 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish greater than 50% of exterior walls of single-family residence and construct addition in excess of 500 sq. ft. to residence and accessory bldg. on lakefront parcel
- 5200 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel

ANNOUNCEMENTS

ADJOURNMENT