



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, April 3, 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 MARCH 20, 2017 MEETING

March 20, 2017: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: April 24 and May 8, 22, 2017

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

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 1 and 2 are related and should be referred to a future meeting at the request of the applicant.

1. [45542](#) SUBSTITUTE Creating Section 28.022 -- 00266 of the Madison General Ordinances to change the zoning of property located at 302 S. Gammon Road, 9th Aldermanic District, from SE (Suburban Employment) District to MXC (Mixed-Use Center) District.
2. [45251](#) Consideration of a demolition permit and conditional use to demolish an office building as part of a planned redevelopment in MXC (Mixed-Use Center District) zoning and construct first phase mixed-use and residential buildings on property addressed as 302 S. Gammon Road; 9th Ald. Dist.
3. [46314](#) Creating Section 28.022 - 00270 of the Madison General Ordinances to amend a Planned Development District at property located at 4601 Frey Street, 11th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00271 to amend a Planned Development District to approve an Amended Specific Implementation Plan.

Note: Items 4 and 5 are related and should be referred to a future meeting pending a recommendation by the Urban Design Commission.

4. [46315](#) Creating Section 28.022-00272 of the Madison General Ordinances to change the zoning of property located at 3758 East Washington Avenue, 17th Aldermanic District, from the SR-C2 (Suburban Residential - Consistent 2) District to the CC-T (Commercial Corridor - Transitional) District.
5. [46120](#) Consideration of a demolition permit and conditional use to allow an existing greenhouse and garden center to be demolished and a new greenhouse and garden center to be constructed with outdoor storage and display at 3758 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.
6. [46316](#) Creating Section 28.022 -- 00273 of the Madison General Ordinances to change the zoning of property located at 9824-9832 Cape Silver Way, 9th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to TR-C3 (Traditional Residential-Consistent 3) District to rezone three platted single-family lots in The Willows subdivision for reduced setbacks.

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

7. [46317](#) Creating Section 28.022 -- 00274 of the Madison General Ordinances to change the zoning of property located at 3808-3832 Eliot Lane, 12th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to SR-C2 (Suburban Residential-Consistent 2) District to rezone platted single-family lots as part of proposed replat.
8. [46119](#) Approving the preliminary plat and final plat of *Tennyson Ridge Replat* on property addressed as 3802-3832 Eliot Lane; 12th Ald. Dist.

Conditional Use & Demolition Permits

9. [44569](#) Consideration of a demolition permit and conditional use to allow demolition of a two-family residence and four-unit apartment building and construction of a 52-unit apartment building at 119-125 N. Butler Street as part of a residential building complex that will include two existing two-family residences at 120-124 N. Hancock Street; 2nd Ald. Dist.
10. [46114](#) Consideration of a conditional use to construct a 47-unit apartment building, pool and clubhouse (outdoor recreation) in CC-T (Commercial Corridor-Transitional District) zoning at 1704 Autumn Lake Parkway (Lot 564, Village at Autumn Lake Replat); 17th Ald. Dist.
11. [46118](#) Consideration of a demolition permit and conditional use to allow an existing restaurant with vehicle access sales and service window to be demolished and a new restaurant with vehicle access sales and service window to be constructed at 6910 Odana Road; 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. [46283](#) Consideration of a conditional use for a sorority house at 115 Langdon Street; Mansion Hill Historic District; 2nd Ald. Dist.
14. [46284](#) Consideration of a conditional use for a restaurant-tavern with outdoor eating area in the NMX (Neighborhood Mixed-Use) zoning district at 1511 Williamson Street; Third Lake Ridge Historic District; 6th Ald. Dist.

Land Division

Note: Item 15 should be referred to April 24, 2017 at the request of staff.

15. [46113](#) Approving a Certified Survey Map of property owned by David and Maria Grams located at 205-213 N. Gammon Road; 19th Ald. Dist., which proposes a deep residential lot.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - April 24, 2017

- 201-215 N. Blount Street - Demolition Permit and TR-V2 to PD(GDP-SIP) - Demolish single-family residence and construct eight-unit apartment building, and renovate three (3) existing two-family residences with shared parking and open space
- 210 S. Pinckney Street – Judge Doyle [Block 88] - Conditional Use and DC to PD(GDP-SIP) - Construct mixed-use building with 8,000 sq. ft. of retail, a 4,000 sq. ft. bike center, 148 apartments and 560-stall Parking Utility garage, with projections into Capitol View Limit
- 215 S. Pinckney Street– Judge Doyle [Block 105] - Demolition Permit, Conditional Use and DC to PD(GDP-SIP) - Demolish Government East parking garage to construct mixed-use development with 250-room hotel (west tower), 204 apartments (east tower), and 1,150 sq. ft. of retail, with projections into Capitol View Limit
- 707-713 E. Johnson Street - TR-V2 to NMX, Demolition Permit and Conditional Use - Demolish two (2) two-family residences to construct mixed-use building with 3,000 square feet of commercial space and 21 apartment units
- Zoning Text Amendment - Amend Section 28.082(1) to allow banks and financial institutions as a permitted use in SEC zoning
- 5702-5712 Odana Road - Demolition Permit and Conditional Use - Demolish two commercial buildings and construct automotive sales facility in Urban Design Dist. 3
- 1401 Northern Court - Conditional Use - Convert existing building into light manufacturing facility, distillery and tavern in TE zoning
- 4009 Felland Road - Conditional Use - Establish health/sports center/fitness studio in multi-tenant industrial building

- Upcoming Matters - May 8, 2017

- 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

ANNOUNCEMENTS

ADJOURNMENT