



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, January 9, 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 NOVEMBER 28, 2016 SPECIAL MEETING

MINUTES OF THE DECEMBER 12, 2016 REGULAR MEETING

<http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

January 23 and February 6, 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. [45504](#) Authorizing the execution of a Release of a Platted Public Utility Easement as located in the Plat of High Point Estates, for the property located at 10 Elver Court.
2. [45505](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of City-owned property located at 650 West Washington Avenue.
3. [45506](#) Authorizing the execution of a Declaration of Public Right-of-Way for an extension of Harvest Moon Lane through a portion of City-owned land at Silicon Prairie Business Park, located at 502 South Point Road.
4. [45537](#) Authorizing the acceptance of a Quit Claim Deed from the State of Wisconsin, Department of Transportation, for a parcel of land adjacent to Brittingham Park, located at 201 Proudfit Street.
5. [45568](#) Amending Substitute Resolution 15-00525 Authorizing the Mayor and City Clerk to execute Subterranean and Air Space Leases with 25 West Main Parking LLC to change the definition of Leased Premises

NEW BUSINESS

6. [42490](#) Requesting the Planning Division Director, in conjunction with the Community Development Authority Redevelopment Division Housing Initiatives Specialist and the Zoning Administrator, review and assess the city's housing development policies using the [White House Housing Development Toolkit](#) and identify potential policy modifications.

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.

Neighborhood Development Plan

Note: The Plan Commission was provided copies of the draft neighborhood development plan with its November 21, 2016 meeting materials. The draft plan and all related materials are attached to the legislative file. Any member requiring another copy of the draft plan should contact Planning staff prior to the meeting.

7. [44402](#) Adopting the Yahara Hills Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan and authorizing the City's applications to amend the Central Urban Service Area as required to implement the development phasing recommendations in the Yahara Hills Neighborhood Development Plan.

Zoning Text Amendment

8. [45167](#) Amending Section 28.022(3)(c) of the Madison General Ordinances to update city floodplain maps.

Zoning Map Amendment & Related Requests

9. [45033](#) Creating Section 28.022-00258 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at property located at 301 Cross Oaks Drive, 9th Aldermanic District, and creating Section 28.022-00259 to amend a Planned Development District to approve a Specific Implementation Plan.

Note: Items 10 and 11 are related and should be considered together.

10. [45037](#) Creating Section 28.022 -- 00262 of the Madison General Ordinances to change the zoning of property located at 6102 Odana Road, 19th Aldermanic District, from MXC (Mixed Use Center) District to SE (Suburban Employment) District.
11. [45001](#) Approving the preliminary plat of CUNA Lands and a Certified Survey Map of property owned by CMFG Life Insurance Co. located at 6102 Odana Road and 6001 Mineral Point Road; 19th Ald. Dist.
12. [45113](#) Creating Section 28.022 -- 00264 of the Madison General Ordinances to change the zoning of property located at 2101 Fisher Street, 14th Aldermanic District, from CN (Conservancy) District and TR-C4 (Traditional Residential - Consistent 4) District to PR (Parks and Recreation) District to correct a mapping error.

Conditional Use & Demolition Permits

13. [44822](#) Consideration of conditional uses for a parking reduction and outdoor eating areas for a restaurant-tavern at 904 Williamson Street; 6th Ald. Dist.
14. [45117](#) Consideration of a demolition permit to allow demolition of a street facing wall as part of the renovation of and addition to an existing funeral home at 3325 E. Washington Avenue; Urban Design Dist. 5; 15th Ald. Dist.

15. [45249](#) Consideration of a major alteration to an approved conditional use to allow construction of a four-story mixed-use building with 5,000 square feet of commercial space and 44 dwelling units at 1603-1609 Monroe Street; 13th Ald Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - January 23, 2017

- Planning Division staff update on Comprehensive Plan - Imagine Madison
- 119-125 N. Butler Street 120-124 N. Hancock Street - Demolition Permit and Conditional Use - Demolish two-family residence and four-unit apartment building to construct 52-unit apartment bldg. in residential bldg. complex including 2 existing two-family residences
- 801 E. Washington Avenue - Conditional Use - Construct eight-story version of commercial/ office building containing 152,925 square feet of floor area in Urban Design Dist. 8
- 6802 Ronald Reagan Avenue - SE to IL and Certified Survey Map Referral - Create 2 industrial lots and 2 outlots for future development
- Zoning Text Amendment - Amend MGO Secs. 28.151 and 28.211 to clarify that automobile service station activities must occur inside a building and that the windows and doors to that building must be closed if working during evening hours
- Zoning Text Amendment - Repeal and amend portions of MGO Section 28.151 to remove a duplicate section in the supplemental regulations related to the reuse of former schools, municipal buildings, or places of worship
- Zoning Text Amendment - Amend MGO Section 28.066(3)(a)8. to allow entrances in the mixed-use and commercial districts to be oriented toward a private street
- Zoning Text Amendment - Amend MGO Sections 28.151 and 28.082(1) to require accessory buildings and structures to meet the requirements contained in Section 28.131
- Zoning Text Amendment - Amend MGO Sections 28.061 and 28.151 to allow vehicle service sales and windows underneath buildings in the TSS, MXC, CC-T and CC districts.
- Zoning Text Amendment - Amend MGO Section 28.082 to allow Contractor's business with showroom or workshop in all employment districts
- Zoning Text Amendment - Amend MGO Section 28.082 to add cohousing community as a permitted use in the SE, TE, SEC and EC districts
- Zoning Text Amendment - Create MGO Section 28.141(9)(b)2. to allow residential driveway width extension.
- Zoning Text Amendment - Amend MGO Section 28.211 to change the definition of lot area so that areas designated as wetlands or reserved by easement to the public cannot be counted in the overall lot area calculation
- 2083 Atwood Avenue - Conditional Use - Allow limited production and processing for food and related goods sales business
- 502-506 E. Badger Road - Demolition Permit and Conditional Use - Demolish bowling alley and construct auto sales facility
- 11713 Mid Town Road - Extraterritorial Certified Survey Map - Re-divide two lots in the Town of Verona

- Upcoming Matters - February 6, 2017

- Adopting Madison in Motion long-range transportation plan
- 1302-1430 Reiner Road - A to TR-C3 and TR-U1, Demolition Permit, and Preliminary Plat and Final Plat - Woods Farm, creating 130 single-family lots, 11 lots for four-unit dwellings, 1 lot for multi-family development, and 5 public outlots for park and stormwater management
- 302 S. Gammon Road - SE to MXC, Demolition Permit and Conditional Use - Demolish office building and approve master plan to guide redevelopment of site with mixed residential, commercial and office uses, with approval of first phase buildings
- 1413 Wyldewood Drive - Conditional Use - Convert single-family residence into daycare center
- 701 Ottawa Trail - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 4246 Daentl Road - Cooperative Plan Development Approval - Allow additional commercial zoning and modify restrictions to allow additional outdoor display for existing power sports dealership in the Town of Burke

ANNOUNCEMENTS**ADJOURNMENT**