



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, November 5, 2018

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 toj 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 OCTOBER 15, 2018 REGULAR MEETING

October 15, 2018: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

November 19 and December 3, 17, 2018

### SPECIAL ITEM OF BUSINESS

1. [53646](#) Planning Division update on the amended Nelson Neighborhood Development Plan  
  
Planning Division staff will give a presentation on the scope of the plan amendment, which is attached to this legislative file.

**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.

2. [53369](#) Authorizing the City's acceptance of a Permanent Limited Easement for grading and sloping purposes granted to the City by Alabaster Holdings, LLC over and across a portion of the property located at 3116 Commercial Avenue. (15th A.D.)
3. [53370](#) Authorizing the acceptance of a Public Storm Sewer Easement with Alabaster Holdings, LLC, a Wisconsin limited liability company on a portion of the property located at 3116 Commercial Ave. (15th A.D.)
4. [53597](#) Authorizing the City of Madison's Mayor and Clerk to grant a Permanent Limited Easement for Public Water Main Purposes to the City of Fitchburg over a portion of Huegel Park located at 5902 Williamsburg Way. (20th A.D.)
5. [53614](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of a public sidewalk connecting existing sidewalks along the east side of American Parkway. Located in part of the NW ¼ of the SW ¼ and SW ¼ of the NW ¼ of Section 14, T8N, R10E. (17th AD)

**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.

**The agenda continues on the following pages >>**

**Zoning Map Amendments & Related Requests**

Note: Items 6 and 7 are related and should be considered together.

6. [52663](#) Creating Section 28.022 -- 00341 of the Madison General Ordinances to change the zoning of properties located at 1314 and 1318 East Washington Avenue, 2nd Aldermanic District, from CC-T (Commercial Corridor - Transitional) and TR-V1 (Traditional Residential-Varied 1) Districts to TE (Traditional Employment) District.
7. [52572](#) Consideration of a demolition permit and conditional uses to allow two commercial buildings and a three-family dwelling to be demolished and construction of a five-story mixed-use building with 5,000 square feet of commercial space, including a counseling and community service organization tenant, and 59 apartments at 1314-1326 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.

Note: Items 8 and 9 are related and should be considered together.

8. [53457](#) Creating Section 28.022 -- 00347 of the Madison General Ordinances to change the zoning of property located at 647 Bear Claw Way, 9th Aldermanic District, from PD (Planned Development) District to SR-V2 (Suburban Residential-Varied 2) District to provide zoning for nine-unit townhouse.
9. [53123](#) Consideration of a conditional use to construct a nine-unit townhouse at 647 Bear Claw Way; 9th Ald. Dist.

**Conditional Use & Demolition Permits**

10. [51768](#) REVISED - 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 four-story, 31-unit apartment building at 119-125 N. Butler Street; 2nd Ald. Dist.
11. [52220](#) Consideration of a demolition permit and conditional use to demolish a credit union and construct a five-story, 45-unit apartment building at 555 W. Washington Avenue; 4th Ald. Dist.

Note: Item 12 should be referred to November 19, 2018 at the request of the applicant.

12. [52564](#) Consideration of a demolition permit and conditional use to allow a restaurant-tavern to be demolished and construction of a four-story mixed-use building with 1,900 square feet of commercial space and 85 apartments at 1902 Bartillon Drive; 17th Ald. Dist.

Note: Item 13 should be referred to November 19, 2018 to allow the request to be re-noticed as a new demolition permit and conditional use application

13. [53124](#) Consideration of an alteration to an approved conditional use for a mixed-use building at 5535 University Avenue; Urban Design Dist. 6; 19th Ald. Dist. to allow construction of 5,600 square feet of commercial space and 60 apartments on revised plans

#### Zoning Text Amendment

14. [53221](#) SUBSTITUTE Amending Sections 28.211, 28.151, 28.061, 28.072, 28.082 and 28.091 of the Madison General Ordinances to add Tasting Room as a use and to amend the supplemental regulations of Restaurant-Nightclub and make Restaurant-Nightclub a conditional use in all districts where it is allowed.

### BUSINESS BY MEMBERS

#### SECRETARY'S REPORT

##### - Recent Common Council Actions

- 4699-4747 Eastpark Blvd. - Preliminary Plat and Final Plat of The American Center Eastpark Second Addition -- Adopted on October 30, 2018 with Plan Commission recommendations
- Zoning Text Amendment regarding "health/ sports club, fitness center or studio" includes yoga and martial arts studios approved on October 30, 2018
- Zoning Text Amendment to change the side yard setback requirements in the TR-C2, TR-C3, and TR-C4 zoning districts approved on October 30, 2018
- Zoning Text Amendment to simplify the loading zone requirements in the Industrial Limited (IL) and Industrial General (IG) zoning districts approved on October 30, 2018

##### - Upcoming Matters - November 19, 2018

- Adopting the Milwaukee Street Special Area Plan
- 1202 S. Park Street - Conditional Use - Construct mixed-use building with 1,200 square feet of commercial space and 58 apartments in Urban Design Dist. 7
- Zoning Text Amendment - Amend Section 28.151 to allow for the expansion of non-accessory temporary outdoor events that existed prior to January 3, 2013 (in TSS zoning district).
- 6510 Cottage Grove Road - A to CC-T and TR-U1 and Certified Survey Map Referral - Create one lot for future residential development in TR-U1 zoning, two lots for future commercial development in CC-T zoning, and one outlot for stormwater management
- 222 N. Charter Street - Demolition Permit, TR-U2 to PD, and Official Map Amendment - Demolish single-family residence and construct twelve-story, 43-unit apartment building; and reduce Official Map reservation from 17 feet to 14 feet for proposed project
- 515 Pinney Street - Conditional Use - Construct 88-unit apartment building
- 5401 Eastpark Boulevard - Certified Survey Map Referral - Create one employment lot and one outlot for stormwater management
- 2605 S. Stoughton Road - Conditional Use - Allow health/sports club in IL zoning

**- Upcoming Matters - December 3, 2018**

- 3014 Worthington Avenue and 3001 Darbo Drive - Demolition Permit and Conditional Use Alteration - Demolish six-unit residential building at 3014 Worthington to construct accessory building and expand open space for Easton Square residential building complex
- 6265 Portage Road - Extraterritorial Certified Survey Map - Create two residential lots in the Town of Burke

**ANNOUNCEMENTS**

**ADJOURNMENT**