



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, September 17, 2018

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 AUGUST 20, 2018 MEETING

August 20, 2018: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

October 1, 15 and November 5, 19, 2018

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. [52930](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Productive Properties - Commercial LLC to permit a private improvement within the existing public sanitary sewer and stormwater management easement upon the property located at 319 Yard Drive. (A.D. 9)
2. [52931](#) Authorizing the City's acceptance of ownership from the Eastmorland Community Association of a neighborhood sign and decorative landscape garden located in public right-of-way near the southeast corner of Milwaukee Street and Leon Street. (A.D. 15)
3. [52957](#) Amending Resolution Enactment No. RES-18-00349 which authorizes the execution of a Purchase and Sale Agreement between the City of Madison and the owner of the property located at 6444 Nesbitt Road for the expansion of Apple Ridge Park.
4. [52984](#) Authorizing the City of Madison to accept ownership of a "Little Free Library" from the High Crossing Neighborhood Association located in Patriot Park at 5333 Congress Avenue. (17th A.D.)
5. [52991](#) Authorizing the Mayor and City Clerk to execute a lease with Frameshift Arts Café LLC allowing for the use of the City-owned transportation corridor parcel located at 21 South Fourth Street for parking purposes. (6th A.D.)

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

6. [52986](#) Authorizing the Mayor and City Clerk to execute an air space lease with Meriter Hospital Inc. to accommodate a skywalk connecting the two properties located at 202 South Park Street and 36 South Brooks Street. (13th A.D.)
7. [53004](#) Granting an air space lease to Meriter Hospital Inc. to accommodate the existing skywalk connecting the two properties located at 202 South Park Street and 36 South Brooks Street.
8. [53027](#) Authorizing the grant of a no-cost License to the State of Wisconsin Department of Military Affairs for the installation of telecommunications equipment on the Lake View Water Tower located at 1202 Northport Drive. (18th A.D.)

9. [53033](#) Authorizing the execution of an Underground Electric Easement to Wisconsin Power and Light Company across a portion of Elver Park, located at 1250 McKenna Boulevard. (1st A.D.)
10. [53034](#) Authorizing the amendment and restatement of the Declaration of Covenants, Conditions and Restrictions for the Center of Industry & Commerce, to revise and update various provisions contained therein.

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 11 and 12 are related and should be considered together.

11. [52535](#) Creating Section 28.022 - 00338 and Section 28.022 - 00339 of the Madison General Ordinances to change the zoning of properties generally located at 118-126 State Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.
12. [52218](#) Consideration of a demolition permit to demolish four commercial buildings located at 118-126 State Street; 4th Ald. Dist. as part of Planned Development to construct nine-story, 130-room hotel with restaurant-taverns.

Note: Items 13 and 14 are related and should be considered together.

13. [52664](#) Creating Sections 28.022 - 00342 and 28.022 - 00343 of the Madison General Ordinances to change the zoning of property located at 306 South Baldwin Street, 6th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.
14. [52217](#) Approving a Certified Survey Map of property owned by Baldwin Wilson, LLC located at 306 S. Baldwin Street; 6th Ald. Dist.

Subdivisions

15. [52754](#) Approving a revised preliminary plat of the *Madison Yards at Hill Farms* subdivision on land generally addressed as 4802 Sheboygan Avenue; 11th Ald.

Dist.; approving a Certified Survey Map of same to create two lots; and approving the final plat of *Madison Yards at Hill Farms* following recording of the Certified Survey Map.

Conditional Use & Demolition Permits

Note: Item 16 should be referred to October 1, 2018 pending a recommendation by the Urban Design Commission.

16. [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.
17. [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.
18. [52569](#) Consideration of a demolition permit and conditional use to demolish an office building and construction of a four-story, 54-unit apartment building at 7941 Tree Lane; 9th Ald. Dist.
19. [52574](#) Consideration of a conditional use to construct a 310-room hotel with structured parking and 12,000 square feet of leasable commercial space at 211 N. Carroll Street and 210 Wisconsin Avenue; 4th Ald. Dist.
20. [52755](#) Consideration of a conditional use for an auto service station (electric vehicle charging facility) in the parking lot of a retail establishment at 4198 Nakoosa Trail; 15th Ald. Dist.
21. [52756](#) Consideration of a demolition permit to demolish a commercial building with no proposed use at 3630 Milwaukee Street; 15th Ald. Dist.
22. [52757](#) Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence at 822 West Shore Drive; 13th Ald. Dist.

Zoning Text Amendments

23. [52688](#) Amending Sections 28.053(4) and 28.132 of the Madison General Ordinances to clarify side yard, rear yard, maximum lot coverage and usable open space requirement for single-family attached homes in the TR-P District.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- "Vang Homesites" rezoning and preliminary plat, 3600 Portage Road - Approved with Plan Commission recommendations on September 4, 2018
- Zoning text amendment to allow stone as a type of mulch allowed by the Landscaping and Screening Requirements in Section 28.142(3)(c) - Approved on September 4, 2018 as recommended by Plan Commission

- Upcoming Matters - October 1, 2018

- 2018 Park and Open Space Plan (advanced copies are provided with the Commission's September 17 materials)
- Zoning Text Amendment - Amend Secs. 28.082(1) and 28.151 to prohibit personal storage units in the TE and SE Districts, and to require that personal storage units, where allowed, take place in a building that is a minimum of two stories
- 210-216 S. Pinckney Street - Amended PD(GDP-SIP) - Amend Block 88 Planned Development to construct City parking garage and 11,500 square feet of ground floor commercial space in first phase and 148 upper floor apartments in separate second phase
- 750 University Row - Amended PD(SIP) - Request four-year extension for existing 299-stall temporary parking lot
- 222 S. Hamilton Street - Demolition Permit and Conditional Use - Demolish office building to construct mixed-use building with 930 square feet of commercial space and 19 residential condominiums
- 8001 Raymond Road - Conditional Use - Construct 20,000 square-foot addition to hospital in CI zoning
- 3009 University Avenue and 3118 Harvey Street - Certified Survey Map Referral - Create one lot for existing 56-unit apartment building at 3009 University Avenue and create one lot for existing five-unit apartment building at 3118 Harvey Street
- 119-125 N. Butler Street - Demolition Permit and Conditional Use - Demolish two-family residence and four-unit apartment building to construct four-story 31-unit apartment building (Amended request)
- 1114 Sherman Avenue - Conditional Use - Construct addition to single-family residence on lakefront parcel exceeding 500 square feet
- 524 E. Wilson Street - Conditional Use - Convert tavern into nightclub
- 5032 Tradewinds Parkway - Conditional Use - Allow arts/technical/trade school tenant (acrobatic dance) in multi-tenant industrial building in Urban Design Dist. 1
- 303 Lathrop Street - Conditional Use - Convert former daycare center into mission house in University Heights Hist. Dist.
- 6225 University Avenue - Conditional Use - Allow arts/technical/trade school tenant (masseuse training) in multi-tenant commercial building in Urban Design Dist. 6

- Upcoming Matters - October 15, 2018

- Public Hearing - TID 46 Amendment
- 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 and two lots for future commercial development in CC-T zoning
- 2402 W. Broadway - Conditional Use Alteration - Add second fuel dispensing area at existing auto service station and convenience store in Urban Design Dist. 1
- 3729-3737 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish

- two commercial buildings to allow construction of 10,020 square-foot auto repair station in Urban Design Dist. 5
- 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
 - 4699-4747 Eastpark Blvd. - Preliminary Plat and Final Plat - The American Center Eastpark Second Addition, creating two lots for employment, one outlot for public stormwater mgmt., and one outlot for private landscaping
 - 2208 University Avenue - Conditional Use - Create outdoor storage area for auto repair station
 - 1817 E. Washington Avenue - Conditional Use - Allow tavern in mixed-use building with outdoor eating area
 - 329 E. Sunset Court - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C1 zoning

ANNOUNCEMENTS

ADJOURNMENT