



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, July 30, 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 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 JULY 16, 2018 MEETING

July 16, 2018: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

August 20 and September 17, 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. [52479](#) Accepting a Permanent Limited Easement for Public Sanitary Sewer Purposes from Christine Wood across the property located at 2213 Lakeland Ave. (6th A.D.)
2. [52481](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of the City of Madison greenway located at 6715 Mineral Point Road.
3. [52532](#) Amending the 2018 Adopted Parks Division Capital Budget and Authorizing the execution of a Purchase and Sale Agreement between Charles P. Dykman and Bonnie Dykman, and the City of Madison for the acquisition of 40 acres of vacant land located in the Town of Verona, Dane County, to extend the Ice Age Trail and create a park.

## **NEW BUSINESS**

4. [52501](#) Authorizing the City of Madison Planning Division to prepare an amendment to the Rattman Neighborhood Development Plan.
5. [52502](#) Authorizing the City of Madison Planning Division to prepare an amendment to the Nelson Neighborhood Development Plan.

## **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 Amendment**

6. [52297](#) Creating Sections 28.022 - 00336 and 28.022 - 00337 of the Madison General Ordinances to change the zoning of property located at 209-261 Junction Road, 9th Aldermanic District, from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District

**Zoning Text Amendment**

7. [52049](#) Amending Section 28.142(3)(c) of the Madison General Ordinances to allow stone as a type of mulch allowed by the Landscaping and Screening Requirements.

**Subdivision**

8. [52194](#) Approving the final plat of *Chapel View* on land generally addressed as 9951 Old Sauk Road; 9th Ald. Dist.

**Conditional Use & Demolition Permits**

Note: Item 9 should be referred to August 20, 2018 at the request of the applicant.

9. [51949](#) Consideration of a conditional use for an outdoor eating area for a restaurant-tavern at 1374 Williamson Street; 6th Ald. Dist.
10. [52204](#) Consideration of a demolition permit and conditional use to allow a portion of a single-family residence to be demolished and a new addition exceeding 500 square feet of area to be constructed on a lakefront property, and consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in TR-C1 (Traditional Residential-Consistent 1 District) at 2406 Waunona Way; 14th Ald. Dist.
11. [52205](#) Consideration of a demolition permit and alteration to an approved conditional use to raze two single-family residences addressed as 2017 and 2025 Fisher Street to create additional open space for an existing place of worship at 2019 Fisher Street; 14th Ald. Dist.
12. [52206](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 4214 Doncaster Drive; 10th Ald. Dist.
13. [52209](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet and ten percent of lot area in TR-C2 (Traditional Residential-Consistent 2 District) at 442 Sidney Street; 2nd Ald. Dist.
14. [52210](#) Consideration of a conditional use for a restaurant-nightclub in a mixed-use building with outdoor eating areas at 803 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.
15. [52211](#) Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence at 5380 Shaw Court; 11th Ald. Dist.

**Alteration to Planned Development District**

16. [52208](#) Consideration of an alteration to an approved Planned Development District to allow a winery with an outdoor eating area in an existing commercial building at 8210 Watts Road; 9th Ald. Dist.

**Adopting the "Imagine Madison" Comprehensive Plan**

Note: The Plan Commission opened the public hearing for Imagine Madison at its July 2, 2018 meeting and continued it on July 16, 2018. After recessing the public hearing, the Plan Commission referred it to this meeting.

17. [51349](#) Adopting the City of Madison Comprehensive Plan.
18. [51391](#) Plan Commission resolution recommending adoption of the City of Madison Comprehensive Plan

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- Upcoming Matters - August 20, 2018**

- 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 four-story 37-unit apartment building in residential building complex including two existing two-family residences
- 118-126 State Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish four commercial buildings to construct nine-story, 130-room hotel with first floor restaurant-tavern and rooftop lounge [New application/request]
- 3600 Portage Road - A to SR-C3 and Preliminary Plat - Vang Homesites, creating 14 lots for two-family residences, one outlot for public stormwater management, and one outlot for private gardens
- 555 W. Washington Avenue - Demolition Permit and Conditional Use - Demolish credit union to construct five-story, 45-unit apartment building
- 924 E. Main Street and 901 E. Washington Avenue - Demolition Permit and Conditional Use Alteration - Demolish commercial building at 924 E. Main Street for revised parking lot layout for hotel development at 901 E. Washington Avenue in Urban Design Dist. 8
- 1902 Bartillon Drive - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct mixed-use building with 1,900 square feet of commercial space and 86 apartments
- 1054 Jenifer Street - Conditional Use - Construct detached garage exceeding ten percent of lot area in Third Lake Ridge Historic District
- 2342 Hoard Street - Conditional Use - Construct detached garage exceeding ten percent of lot area
- 5438 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence; construct new single-family residence and boathouse on lakefront parcel; and convert second residence on property into compliant accessory dwelling unit
- 2500 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family

- residence to construct new single-family residence on lakefront parcel
- 7941 Tree Lane - Demolition Permit and Conditional Use - Demolish office building to construct 54-unit apartment building
- 2438 Winnebago Street - PD Alteration - Allow outdoor eating area for brewpub
- 4316 Monona Drive and 4217-4221 Jerome Street - Demolition Permit - Demolish three single-family residences with no proposed use

**- Upcoming Matters - September 17, 2018**

- 306 S. Baldwin Street - TR-C4 to PD and Certified Survey Map - Create one lot for existing two-family residence and one lot for new single-family residence
- 1314-1326 E. Washington Avenue - CC-T and TR-V1 to TE, Demolition Permit and Conditional Use - Demolish two commercial buildings and three-family dwelling to construct mixed-use building with 5,000 sq. ft. of comm. space and 59 apartments in Urban Des. Dist. 8
- 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
- 211 N. Carroll Street - Conditional Use - Construct 195-room hotel with 12,000 square feet of leasable commercial space

**ANNOUNCEMENTS**

**ADJOURNMENT**