



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, April 23, 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.**

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 APRIL 2, 2018 REGULAR MEETING

April 2, 2018: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: May 7, 21 and June 4, 18, 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. [50539](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the City of Madison to obtain the land interests required for the construction of the Cannonball Water Main Phase 6 project.
2. [51003](#) Authorizing 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.
3. [51066](#) Authorizing the execution of a Public Pedestrian/Bicycle Path Easement Agreement with Madison Metropolitan School District for an easement across the Midvale Elementary School property, located at 502 Caromar Drive.
4. [51084](#) Authorizing the City of Madison to accept ownership from Schenk Atwood Starkweather Yahara Neighborhood Association of picnic tables and boulder seating to be located at 252 Jackson Street and within St. Paul Avenue right-of-way.
5. [51172](#) Accepting a Public Sidewalk Easement from Madison Area Technical College across property located at 801 W. Badger Road.
6. [51173](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of the Fire Station 14 property located at 3201 Dairy Drive.

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 Text Amendments

7. [50348](#) SUBSTITUTE Amending Sections 28.032(1) and 28.151 of the Madison General Ordinances to permit Health/Sports Club, Fitness Center or Studio as a conditional use in residential districts.

8. [50630](#) SUBSTITUTE Amending Sections 28.032(1), 28.039(2), 28.040(2), 28.047(2), 28.048(2), 28.050(2), 28.051(2), 28.053(4), 28.132(2)(g), 28.141(8)(c)5., 16.23(8)(a)8.a.vii., repealing Section 28.131(1)(d), and creating Sec. 28.140(1)(f) of the Madison General Ordinances to allow single family attached dwellings of 5-8 dwelling units.
9. [50920](#) Amending Section 28.085(4)(b) of the Madison General Ordinances to allow property owners to choose the front lot line for purposes of locating parking.

Zoning Map Amendments & Related Requests

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

10. [50130](#) Creating Section 28.022 - 00321 of the Madison General Ordinances to change the zoning of property located at 4802 Sheboygan Avenue, 11th Aldermanic District from SE (Suburban Employment) District to PD(GDP) Planned Development (General Development Plan) District.
11. [49928](#) Approving the preliminary plat of Madison Yards at Hill Farms on property generally addressed as 4802 Sheboygan Avenue; 11th Ald. Dist.

Note: Items 12 and 13 are related and should be referred to May 21, 2018 at the request of the applicant.

12. [50758](#) Creating Section 28.022 -- 00324 of the Madison General Ordinances to change the zoning of properties located at 717-753 E. Johnson Street, 2nd Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to NMX (Neighborhood Mixed-Use) District.
13. [50430](#) REVISED - Consideration of a demolition permit to demolish or relocate seven residential buildings, and conditional uses to construct two four-story mixed-use buildings with 2,400 square feet of commercial space and 54 apartments, and approve a planned multi-use site with seven buildings, including five residences with 13 total units on property addressed as 717-753 E. Johnson Street; 2nd Ald. Dist.

Note: Items 14 and 15 are related and should be considered together.

14. [50902](#) Creating Section 28.022 - 00325, Section 28.022 - 00326 and Section 28.022 - 00327 of the Madison General Ordinances to change the zoning of properties located at 1251-1651 Meadow Road, 1st Aldermanic District, from Temp A (Temporary Agriculture) District to SR-C1 (Suburban Residential - Consistent 1) District, PR (Parks and Recreation) District, and CN (Conservancy) District.
15. [50867](#) Approving the preliminary plat and Certified Survey Map of City-owned property addressed as 1251-1651 Meadow Road; 1st Ald. Dist.

Conditional Use & Demolition Permits

Note: Item 16 should be referred to May 21, 2018 at the request of the applicant.

16. [50431](#) Consideration of a conditional use for a residential building complex with two relocated two-family two-unit dwellings at 827 E. Gorham Street; 2nd Ald. Dist.
17. [50871](#) Consideration of a conditional use to convert an existing office building into a school at 1802 Pankratz Street; Urban Design Dist. 4; 12th Ald. Dist.
18. [50872](#) Consideration of a conditional use for an animal daycare and animal boarding facility at 2318 Mustang Way; 16th Ald. Dist.
19. [50873](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence to be constructed on a lakefront parcel located at 4102 Veith Avenue; 18th Ald. Dist.
20. [50876](#) Consideration of a conditional use for outdoor recreation and a major alteration to an approved conditional use to reduce parking and increase the capacity of a banquet/reception facility and the outdoor eating area for the existing restaurant-tavern-brewpub at 1313 Regent Street; 13th Ald. Dist.

Land Division

21. [50682](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 2998 Gaston Road, Town of Cottage Grove.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Upcoming Matters - May 7, 2018**

- Zoning Text Amendment - Amend Sec. 28.183(8) to revise review process for minor alterations if the alderperson of the district and Director of Planning and Community and Economic Development do not agree on whether the minor alteration should be approved
- 6918 Seybold Road - Demolition Permit and Conditional Use - Demolish restaurant to construct multi-tenant commercial building with vehicle access sales and service window in Urban Design Dist. 2
- 222 N. Charter Street - Official Map Amendment - Amend official map to reduce reservation on parcel from 17 feet to 14 feet
- 1722 Legacy Lane - Conditional Use - Construct two-family two-unit dwelling
- 1802 Legacy Lane - Conditional Use - Construct two-family two-unit dwelling
- 2911 N. Sherman Avenue - Conditional Use - Allow outdoor eating area for restaurant-tavern
- 4100 Monona Drive - Conditional Use - Allow restaurant-tavern in multi-tenant commercial building with outdoor eating area
- 1133 E. Wilson Street - Conditional Use - Allow outdoor eating area for brewpub
- 926 Emerald Street - Conditional Use - Construct accessory building exceeding 576 sq.

ft. in TR-C3 zoning
- 7080 Applewood Drive - Extraterritorial Certified Survey Map - Create two lots in the Town of Middleton

- Upcoming Matters - May 21, 2018

- 9563 Blackhawk Road/ 9550 Sandhill Road - Temp. A to SR-C1, Preliminary Plat, and Final Plat - Ninth Addition to Blackhawk Subdivision, creating 14 single-family lots
- 9951 Old Sauk Road and 645 Schewe Road - Temp. A and SR-C1 to TR-C3, Preliminary Plat and Certified Survey Map - Chapel View preliminary plat, creating 43 single-family lots, two lots for single-family cottage development, one lot for a daycare center, one lot for an existing church, and three outlots for public stormwater management, with CSM for church lot
- 408 Westmorland Blvd. - Demolition Permit - Demolition of existing addition to single-family residence to construct new addition
- 9920 Watts Road - Conditional Use Alteration - Revise plans for multi-family residential building complex to modify clubhouse and eliminate pool amenity for previously approved 105-unit development

ANNOUNCEMENTS

ADJOURNMENT