



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, March 5, 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 FEBRUARY 19, 2018 REGULAR MEETING

February 19, 2018: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: March 19 and April 2, 23, 2018

Special Work Sessions on the Comprehensive Plan: Monday, March 12, 2018 at 5:30 p.m. in Room 351, City-County Building; Thursday, April 12, 2018; 5:30 p.m. in Room 201, City-County Building

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. [50643](#) Authorizing the Director of the Department of Planning of Planning and Community and Economic Development or her designee, on behalf of the City of Madison, to execute a release of a restrictive covenant limiting the use of Lot 14, St. Joseph's Plat; 2810 Coho Street; 14th Ald. Dist.

NEW BUSINESS

2. [50625](#) Authorizing the City of Madison Planning Division to prepare the Milwaukee Street Special Area 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 Text Amendments

3. [50348](#) 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.
4. [50349](#) Repealing and recreating Section 28.132(2)(f) of the Madison General Ordinances to prohibit egress wells from projecting into the sideyard setback area on any plat approved after October 1, 1994.

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Zoning Map Amendments & Related Requests

Note: Items 5 and 6 should be referred to March 19, 2018 at the request of staff.

5. [50129](#) Creating Section 28.022 - 00319 and Section 28.022 - 00320 of the Madison General Ordinances to change the zoning of property generally located at 222 N. Charter Street, 8th Aldermanic District, from TR-U2 (Traditional Residential - Urban 2) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.
6. [49807](#) Consideration of a demolition permit to demolish a single-family residence located at 222 N. Charter Street, 8th Ald. Dist. as part of the consideration of a Planned Development to construct a twelve-story, 43-unit apartment building on the property.

Note: Items 7 and 8 should be referred to a future meeting pending a recommendation by the Urban Design Commission on Item 5.

7. [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.
8. [49928](#) Approving the preliminary plat of Madison Yards at Hill Farms on property generally addressed as 4802 Sheboygan Avenue; 11th Ald. Dist.
9. [50364](#) Creating Section 28.022 -- 00322 of the Madison General Ordinances to change the zoning at property located at 2507 Winnebago Street, 6th Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.

Conditional Use & Demolition Permits

10. [49922](#) Consideration of a demolition permit and conditional use to demolish a commercial building and construct a four-story mixed-use building with 5,125 square feet of commercial space and 35 apartments, and a four-story, 77-unit apartment building at 208 Cottage Grove Road; 15th Ald. Dist.

Note: Items 11 and 12 are related and should be considered together.

11. [49924](#) Consideration of a demolition permit and conditional use to demolish four commercial buildings and construct a 143-room hotel at 2147-2201 Rimrock Road; 14th Ald. Dist.
12. [50223](#) Approving a Certified Survey Map of property owned by Madison Rimrock Lodging Investors I, LLC located at 2147-2201 Rimrock Road; 14th Ald. Dist.

13. [50225](#) Consideration of a demolition permit and conditional use to construct an addition to a single-family residence in excess of 500 square feet on a lakefront property at 2702 Waunona Way; 14th Ald. Dist.
14. [50226](#) Consideration of a conditional use to construct an accessory building exceeding 576 square feet and ten (10) percent of lot area in the TR-V1 (Traditional Residential-Varied 1 District) with an accessory dwelling unit at 26 N. Baldwin Street; 2nd Ald. Dist.

Note: Item 15 should be referred to March 19, 2018 to allow corrected public hearing notices to be provided.

15. [50227](#) Consideration of a conditional use for an outdoor eating area for a restaurant-nightclub at 6405 Mineral Point Road; 19th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - March 19, 2018

- 10202-10304 Valley View Road - SR-C1 and PR to TR-P, Demolition Permit, and Preliminary and Final Plat - Demolish single-family residence, and approve the South Addition to Birchwood Point subdivision, creating 130 single-family lots, 45 lots for two-family twin homes, and two outlots for public parkland, and two outlots for stormwater mgmt.
- 7102 US Highways 12 & 18 - PD Alteration - Construct biogas treatment and pumping facility at Rodefild Landfill
- 1322 Chandler Street - Demolition Permit and Conditional Use - Demolish existing single-family residence and construct new residence, and construct detached accessory building exceeding 576 square feet
- 1719 Boyd Avenue - Demolition Permit - Demolish single-family residence and construct new residence
- 308 S. Paterson Street and 852 Williamson Street – Conditional Use - Convert building at 308 S. Paterson into tavern with outdoor eating area on zoning lot with adjacent restaurant-tavern with outdoor recreation at 852 Williamson
- 437 S. Junction Road - Conditional Use - Convert building into veterinary clinic, animal daycare and animal boarding facility

- Upcoming Matters - April 2, 2018

- 717-753 E. Johnson Street - TR-V2 to NMX, Demolition Permit and Conditional Use - Demolish or relocate six residential buildings, construct two four-story mixed-use buildings with 2,400 sq. ft. of commercial and 54 apartments, and approve planned multi-use site with seven buildings, including five residences with 13 total units
- Adjacent to 3502 and 3848 Maple Grove Drive - Annex "Schmitt Family Trust" and City-owned parcels from the Town of Verona
- Zoning Text Amendment and Subdivision Regulations Amendment - Amend 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. and repeal Section 28.131(1)(d) to allow single family attached dwellings of 5-8 dwelling units
- 566 Schewe Road - Revised Preliminary Plat and Final Plat of Eagle Trace, creating

243 single-family lots, one outlet for a public park, one outlet for future development, and four outlets for public stormwater management

- 827 E. Gorham Street - Conditional Use - Residential Building Complex with two relocated two-family two-unit buildings
- 126 Langdon Street - Demolition Permit - Demolish eight-story apartment/dormitory building with no proposed use
- 402 Rustic Drive - Conditional Use - Convert single-family residence exceeding 10,000 sq.ft. into community living arrangement
- 2335 City View Drive - Conditional Use - Construct parking lot addition exceeding the maximum number of stalls permitted
- 1244 Sherman Avenue - Conditional Use - Construct garage addition to single-family residence on lakefront parcel
- 2998 Gaston Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Cottage Grove

ANNOUNCEMENTS

ADJOURNMENT