



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, February 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 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 JANUARY 18, 2018 SPECIAL MEETING

### MINUTES OF THE JANUARY 22, 2018 REGULAR MEETING

### MINUTES OF THE JANUARY 30, 2018 SPECIAL MEETING

<http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: February 19 and March 5, 19, 2018

**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 1 and 2 are related and should be considered together

1. [49894](#) Creating Section 28.022 - 00317 and Section 28.022 - 00318 of the Madison General Ordinances to change the zoning of property located at 6202 Driscoll Drive, 3rd Aldermanic District, from TR-C3 (Traditional Residential - Consistent 3) and PD (Planned Development) Districts, to TR-P (Traditional Residential - Planned) and TR-C3 (Traditional Residential-Consistent 3) Districts.
2. [49693](#) Approving the preliminary plat and final plat of *Northeast Addition to Grandview Commons* on land generally addressed as 6202 Driscoll Drive; 3rd Ald. Dist.

Note: Items 3 and 4 should be referred to March 5, 2018 at the request of the applicant and pending a recommendation by the Urban Design Commission

3. [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.
4. [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.

**Conditional Uses/ Demolition Permits**

Note: Item 5 should be referred to a future meeting at the request of the applicant and pending a recommendation by the Urban Design Commission

5. [49535](#) Consideration of a demolition permit and conditional use to demolish four residential buildings and construct a five-story, 45-room hotel with a 1,000 square-foot first floor commercial space at 502-506 E. Washington Avenue and 7-11 N. Franklin Street; Urban Design Dist. 4; 2nd Ald. Dist.
6. [49914](#) Consideration of a conditional use for an animal daycare at 1201 N. Sherman Avenue; 12th Ald. Dist.

7. [49915](#) Consideration of a conditional use for a nightclub at 1222 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.
8. [49917](#) Consideration of a conditional use to construct a coffee shop with vehicle access sales and service window at 7402 Mineral Point Road; 9th Ald. Dist.
9. [49919](#) Consideration of a demolition permit to demolish an auto repair facility with no proposed use at 1032 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.
10. [49920](#) 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 property at 2512 Waunona Way; 14th Ald. Dist.

#### Land Division

11. [49923](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating one lot at 3010 Hope Road, Town of Cottage Grove.

#### BUSINESS BY MEMBERS

12. [50399](#) Reconsideration of the Plan Commission's January 22, 2018 actions regarding 1720 Monroe Street and 625 S. Spooner Street (ID 49895 and ID 49690)  
Note: Any member of the Plan Commission with an excused absence from the January 22 meeting, or any member voting on the prevailing side of the motions for ID 48695 (zoning map amendment) and ID 49690 (demolition permit) may move reconsideration of these items. If the motions to reconsider are successful, the two items will be placed on a future Plan Commission agenda for further consideration following noticing of a new public hearing.

#### SECRETARY'S REPORT

##### - Upcoming Matters - February 19, 2018

- 222 N. Charter Street - Demolition Permit and TR-U2 to PD(GDP-SIP) - Demolish single-family residence and construct 12-story, 43-unit apartment building
- 501 Charmany Drive - Certified Survey Map Referral - Create one commercial lot and dedicate a public street
- 1904 Wheeler Road - Certified Survey Map Referral - Create one lot for existing golf club-related uses and one lot for public parkland
- 2802 Willard Avenue - Conditional Use - Construct second accessory building that exceeds 10% of lot area
- 4146 Veith Avenue - Demolition Permit and Conditional Use - Demolish portion of existing single-family residence to construct addition to residence exceeding 500 square feet on lakefront parcel
- 208 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish commercial building and construct four-story mixed-use building with 5,125 sq. ft. of commercial space and 35 apartments and four-story, 77-unit apartment building
- 929 Williamson Street - Demolition Permit - Demolish single-family residence with no

proposed use in Third Lake Ridge Historic Dist.

- 6406 Westin Drive - Conditional Use - Establish home occupation in single-family residence (nail salon)

**- Upcoming Matters - March 5, 2018**

- 4802 Sheboygan Avenue - SE to PD(GDP) and Preliminary Plat - Approve General Development Plan for redevelopment of portion of the Hill Farms State Office Property and preliminary plat to create seven lots for State office building, parking structure and proposed mixed-use development in Urban Design Dist. 6

- 2147-2201 Rimrock Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish four commercial buildings to construct four-story, 144-room hotel, and CSM to create two commercial lots and one outlet

- 2507 Winnebago Street - PD(GDP) to PD(SIP) - Construct two apartment buildings containing 60 total dwelling units

- Zoning Text Amendment - Amend Sections 28.032(1) and 28.151 of the Zoning Code to permit Health/Sports Club, Fitness Center or Studio as a conditional use in residential districts

- Zoning Text Amendment - Repeal and recreate Section 28.132(2)(f) to prohibit egress wells from projecting into the side yard setback area on any plat approved after October 1, 1994

- 2702 Waunona Way - Demolition Permit and Conditional Use - Demolish portion of existing single-family residence to construct addition to residence exceeding 500 square feet on lakefront parcel

- 26 N. Baldwin Street - Conditional Use - Construct accessory building exceeding 576 sq. ft. in TR-V1 zoning with accessory dwelling unit

- 6405 Mineral Point Road - Conditional Use - Construct outdoor eating area for restaurant-tavern

**ANNOUNCEMENTS**

**ADJOURNMENT**