



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, January 22, 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 8, 2018 REGULAR MEETING

January 8, 2018: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

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

Special Work Session on the Comprehensive Plan: Tuesday, January 30, 2018;  
5:00-8:00 p.m. in Room GR-27, 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. [50002](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of Cherokee Park, located at 6098 North Sherman Avenue.
2. [50088](#) Authorizing the acceptance of a Public Storm & Sanitary Sewer Easement, a Public Sanitary Force Main Easement, and a Temporary Limited Easement from Silver Oak Bay, LLC across portions of the property located at 5010 Lake Mendota Drive.
3. [50099](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Dane County and Madison College to allow athletic field improvements within a public sanitary sewer easement and a public water main easement located on a portion of the property at 2999 and 3201 Anderson Street.

### **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 Amendment**

4. [49900](#) Amending the table of Section 28.206 of the Madison General Ordinances by increasing the building plan review fee and creating an Early Start Permit review fee.

### **Conditional Use & Demolition Permits**

5. [48769](#) Consideration of a conditional use to construct a hotel at 2810 Coho Street; 14th Ald. Dist.
6. [49294](#) Consideration of a conditional use to construct an outdoor eating area for a restaurant-tavern at 453 W. Gilman Street; 4th Ald. Dist.

Note: Item 7 should be referred to February 5, 2018 pending a recommendation by the Urban Design Commission (scheduled for January 24, 2018 UDC meeting)

7. [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.
8. [49806](#) Consideration of a conditional use for a service business tenant (barbershop) in an existing multi-tenant commercial building in SEC (Suburban Employment Center District) zoning at 8025 Excelsior Drive; 9th Ald. Dist.

### Zoning Map Amendments & Related Requests

Note: Items 9 and 10 are related and should be considered together

9. [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.
10. [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 11 and 12 are related and should be considered together

11. [49895](#) Creating Section 28.022 - 00315 and Section 28.022 - 00316 of the Madison General Ordinances to change the zoning of properties located at 1720 Monroe Street and 625 S. Spooner Street, 13th Aldermanic District, from TR-C2 (Traditional Residential - Consistent 2) District and PD (Planned Development) District to PD(GDP-SIP) (Planned Development (General Development Plan - Specific Implementation Plan) District.
12. [49690](#) Consideration of a demolition permit to demolish a bank located at 1720 Monroe Street, 13th Ald. Dist. as part of Planned Development to construct a five-story mixed-use building on the property.

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

13. [49896](#) Creating Section 28.022 -- 00314 of the Madison General Ordinances to change the zoning of properties located at 2902-2912 Harvey Street, 5th Aldermanic District, from TR-U1 (Traditional Residential - Urban 1) District to CC-T (Commercial Corridor - Transitional) District.
14. [49692](#) Consideration of a demolition permit and conditional use to demolish a liquor store and three multi-family dwellings and construct a five-story mixed-use building with 10,600 square feet of commercial space and 39 apartments and a

two-story, eight-unit townhouse building on property addressed as 2901 University Avenue and 2902-2912 Harvey Street; Urban Design Dist. 6; 5th Ald. Dist.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Filing of Statement of Interest**

\*\* Note: Any member of the Commission who has not filed their annual Statement of Interest form with the City Clerk's Office shall file same without further delay. Forms were due on January 2, 2018. Statements of Interest filings may be submitted electronically at [www.cityofmadison.com/statementofinterests](http://www.cityofmadison.com/statementofinterests).

### **- Upcoming Matters - February 5, 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
- 1201 N. Sherman Avenue - Conditional Use - Establish animal daycare in multi-tenant commercial complex
- 1222 Williamson Street - Conditional Use - Establish nightclub tenant in multi-tenant commercial building
- 7402 Mineral Point Road - Conditional Use - Construct coffee shop with vehicle access sales and service window
- 1032 E. Washington Avenue - Demolition Permit - Demolish auto repair facility with no proposed use
- 2512 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 3010 Hope Road - Extraterritorial Certified Survey Map - Create one residential lot in the Town of Cottage Grove

### **- Upcoming Matters - February 19, 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 and parking structure and proposed mixed-use development
- 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
- 6406 Westin Drive - Conditional Use - Establish home occupation in single-family residence (nail salon)

**ANNOUNCEMENTS**

**ADJOURNMENT**