



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, December 17, 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 DECEMBER 3, 2018 REGULAR MEETING

December 3, 2018: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

January 14, 28 and February 11, 25, 2019

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. [53940](#) Authorizing the City of Madison to enter into a Public Sanitary Sewer Access Easement Agreement with Dane County, and to accept two Public Sanitary Sewer Access Easements from Dane County, to allow access to existing public sanitary sewer facilities across the properties located at 1650, 1702, and 1802 Pankratz Street. (12th A.D.)

NEW BUSINESS

2. [53924](#) Authorizing the Mayor and City Clerk to enter into an Early Attachment and Revenue Sharing Agreement with the Town of Burke to facilitate the attachment and future development of the Town parcels located at 4202-4210 Hoepker Road.

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

3. [53809](#) Amending Section 28.185(7)(a)2.b., creating Section 28.185(7)(a)5., renumbering Section 28.185(7)(a)5. to 6., and amending Section 28.185(7)(b) of the Madison General Ordinances to add a Demolition and Removal standard requiring the Plan Commission to consider the proposed impact of a building relocation on city terrace trees.

Conditional Use & Demolition Permits

4. [53611](#) 5614 Schroeder Road; 19th Ald. Dist.; Urban Design Dist. 2.: Consideration of a demolition permit to demolish a restaurant-tavern; consideration of a conditional use to construct a mixed-use building with over 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use for a multi-tenant building in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a building in the CC-T District with non-residential uses constituting less than 75-percent of the building's ground-floor area; consideration of a conditional use for a building in the CC-T District with non-residential uses constituting less than 75-percent of the building's ground-floor frontage facing the primary street, all to construct a

four-story mixed-use building with 4,000 square feet of commercial space and 96 apartments.

Note: Item 5 should be referred to a future meeting (no date specified) at the request of the applicant.

5. [53612](#) 4602 Cottage Grove Road; 3rd Ald. Dist.: Consideration of a demolition permit to demolish a grocery store; consideration of a conditional use to construct a mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use for a multi-tenant building in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a single-family attached dwelling in the CC-T District; consideration of a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use, all to construct a four-story mixed-use building with 10,000 square feet of commercial space and 64 apartments and a detached six-unit townhouse building.
6. [53732](#) 2-8 S. Mills Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a two-family residence at 8 S. Mills Street to expand parking for the adjacent restaurant-tavern, and consideration of a conditional use for a non-accessory temporary outdoor event (beer garden).

Zoning Map Amendments & Related Requests

Note: Items 7-9 are related and should be considered together

7. [53608](#) Creating Section 28.022 - 00350 and Section 28.022 - 00351 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.
8. [53276](#) 222 N. Charter Street, 8th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence as part of the consideration of a Planned Development to construct a twelve-story, 43-unit apartment building on the property.
9. [53617](#) SUBSTITUTE - Amending the official map of the City of Madison to reduce the width of an Official Map Reservation located on the zoning property located at 222 N. Charter Street.

Note: Items 10 and 11 should be referred to January 14, 2019 pending a recommendation by the Urban Design Commission

10. [53811](#) Creating Section 28.022 -- 00353 of the Madison General Ordinances to change the zoning of property located at 1954 E. Washington Avenue, 12th Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to TR-U1(Traditional Residential - Urban 1) District.

11. [53618](#) 1954 E. Washington Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish an office building located at 22 N. Second Street; consideration of a conditional use for a multi-family dwelling with more than eight units in the (proposed) TR-U1 (Traditional Residential-Urban 1) District; and consideration of a residential building complex in TR-U1 zoning, all to construct a four-story apartment building with 30 units along E. Washington Avenue and a six-unit townhouse building along E. Mifflin Street.

Note: Items 12 and 13 are related and should be considered together

12. [53812](#) Creating Section 28.022 -- 00352 of the Madison General Ordinances to change the zoning of property located at 2002 Tennyson Lane/3804 Packers Avenue, 12th Aldermanic District, from SR-C1 (Suburban Residential - Consistent 1) District to CC-T (Commercial Corridor - Transitional) District.
13. [53619](#) 2002 Tennyson Lane and 3804 Packers Avenue; 12th Ald. Dist.: Consideration of a conditional use to construct a mixed-use building with over 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use for a multi-tenant building in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a building in the CC-T District with non-residential uses constituting less than 75-percent of the building's ground-floor area; consideration of a conditional use for a mixed-use building in the CC-T District with non-residential uses occupying less than 75-percent of the ground-floor frontage facing the primary street, including all frontage at a street corner; consideration of a conditional use for a vehicle access sales and service window for a food and beverage use, all to construct a four-story mixed-use building with 2,000 square feet of commercial space and 67 apartments; consideration of a conditional use to construct a multi-family dwelling with more than eight (8) dwelling units in the CC-T District; and consideration of a conditional use for a building with an individual establishment in the CC-T District exceeding 25,000 square feet floor area to construct a separate four-story apartment building with 62 units.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - January 14, 2019

- Adopting the Oscar Mayer Area Strategic Assessment Report and authorizing the development of the Oscar Mayer Area Special Area Plan
- 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
- 1202 S. Park Street - Conditional Use - Construct mixed-use building with 1,200 square feet of commercial space and 58 apartments in Urban Design Dist. 7
- 1050 E. Washington Avenue - Conditional Use - Construct 11-story mixed-use building with 53,000 sq. ft. of commercial space and 128 apartments and four-story, 61,000 sq. ft. youth arts center, in Urban Design Dist. 8

- 1004-1032 S. Park Street - PD(SIP) to Amended PD(GDP-SIP) - Amend plans for approved mixed-use building to increase dwelling units from 157 to 173 and approve overflow parking for project at 1033 High Street
- 2219 Monroe Street - Amended CI Zoning District Master Plan - Amend Edgewood Campus master plan to allow expanded use of athletic field for Edgewood High School, with future construction of a 1,000-seat stadium
- 702-734 Crimson Leaf Lane - Preliminary Plat and Final Plat - 1000 Oaks Replat No. 1, replatting nine lots to accommodate a new public street
- 801-939 Sugar Maple Lane, generally - Preliminary Plat and Final Plat - 1000 Oaks Replat No. 2, replatting 39 residential lots and one public outlot into 37 lots, two outlots for public stormwater management, and four private outlots for future development to accommodate widening of Sugar Maple Lane
- 1529 Gilson Street - Conditional Use - Convert warehouse into brewery
- 1630 Adams Street - Conditional Use - Construct detached garage exceeding ten percent of lot area
- 4116 Monona Drive - Conditional Use - Allow animal daycare tenant in existing multi-tenant commercial center

- Upcoming Matters - January 28, 2019

- 6502 Milwaukee Street and 6501 Town Center Drive - PD(GDP) and PD(SIP) to Amended PD (GDP-SIP) Construct two five-story mixed-use buildings containing a total of 28,000 sq. ft. of commercial space and 200 apartments
- 10024 Valley View Road - A, TR-P and TR-C3 to TR-P and Preliminary Plat of Western Addition to 1000 Oaks, creating 86 single-family lots, four lots for two-family two-unit bldgs., one lot for future multi-family housing, enlarging Birchwood Park, and dedicating three new or enlarged outlots for stormwater management
- 1936-1938 Atwood Avenue - PD to TSS, Demolition Permit and Conditional Use - Demolish five-unit apartment building to construct four-story mixed-use building with 3,500 sq. ft. of commercial space and 76 apartments
- 1848 Waldorf Boulevard - PD(SIP) to Amended PD(GDP-SIP) - Construct 33-unit apartment

ANNOUNCEMENTS

ADJOURNMENT