



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, February 25, 2019

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 FEBRUARY 11, 2019 REGULAR MEETING

February 11, 2019: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

March 11, 25 and April 8, 22, 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. [54505](#) Discontinuing and vacating multiple public unimproved street right-of-ways within the plat of First Addition to 1000 Oaks to allow the replatting of a portion the development, being located in the Southwest ¼ and Southeast 1/4 of the Southwest 1/4 of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)
2. [54514](#) SUBSTITUTE - Authorizing the Issuance of a Request for Proposals to Seek a Developer to Complete the Private Portion of the Judge Doyle - Block 88 Project.
3. [54549](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-10-30 - 4.01 thru 5992-10-30 - 4.03, S. Gammon Road - USH 12/14 to Mineral Point Road for the acquisitions per the Plat of Land Interests required. Located in part of the NE ¼ and NW ¼ of Section 25 and the NE ¼ of Section 26, T7N, R8E, in the City of Madison. (9th and 19th AD)

NEW BUSINESS

4. [54508](#) Accepting the 100% Renewable Madison Report and adopting the recommendation that the City follow Scenario 3 measures and timeline.

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 Amendment & Related Request

Note: Items 5-7 are related and should be considered together

5. [54510](#) Creating Section 28.022-00368 of the Madison General Ordinances to change the zoning of properties located at 3118 Harvey Street & 3009 University Avenue, 5th Aldermanic District, from CC-T (Commercial Corridor - Transitional) District to TR-U1 (Traditional Residential-Urban 1) District.

6. [54206](#) 3009 University Avenue and 3118 Harvey Street; 5th Ald. Dist.: Consideration of a conditional use for a mixed-use building with greater than 24 dwelling units in Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use for a building exceeding five stories and 68 feet in height in the CC-T District; consideration of a conditional use for an accessory building exceeding 576 square feet in the Traditional Residential-Urban 1 (TR-U1) District; and consideration of a conditional use to allow a driveway serving a commercial use to cross a residentially zoned property; all to allow alteration and reconstruction of an existing parking lot serving an existing mixed-use building at 3009 University Avenue and construction of a fire lane to serve the mixed-use building across 3118 Harvey Street.
7. [52914](#) Approving a Certified Survey Map of property owned by Shorewood House LLP located at 3009 University Avenue and 3118 Harvey Street; 5th Ald. Dist.

Conditional Use & Demolition Permits & Related Requests

Note: Item 8 should be referred to April 8, 2019 at the request of the applicant and pending the outcome of a variance request at the Zoning Board of Appeals

8. [54396](#) 5454 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a demolition permit to allow a single-family residence to be demolished; consideration of a conditional use for a new single-family residence to be constructed on a lakefront property; and consideration of a conditional use to allow construction of a building with floor area exceeding 10,000 square feet in a residential zoning district.

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

9. [54397](#) 701-703 Rethke Avenue; 15th Ald. Dist.: Consideration of a demolition permit to demolish a shop and construct a health studio/ fitness club.
10. [54543](#) Amending the official map of the City of Madison to remove an Official Map Reservation located on the property addressed as 701-703 Rethke Avenue; 15th Ald. Dist.

Note: Item 11 should be referred to a future meeting (no date specified) at the request of the applicant

11. [54398](#) 4702 East Towne Boulevard; 17th Ald. Dist.: Consideration of a demolition permit to demolish a bank; and consideration of a conditional use in the Commercial Corridor-Transitional District (CC-T) for a vehicle access sales and service window for a bank tenant in a new multi-tenant commercial building.

Subdivision

12. [54395](#) Approving the final plat of *Jannah Village* on land generally addressed as 754-904 Felland Road; 3rd Ald. Dist.

Land Division

13. [54400](#) Adjacent to 3385 North Star Road, Town of Cottage Grove: Consideration of two Certified Survey Maps within the City's Extraterritorial Jurisdiction to create two commercial/ industrial lots from one parcel.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Recent Common Council Actions**

The following items were approved by the Common Council at its February 5, 2019 meeting, subject to the recommendations of the Plan Commission:

- 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
- 702-734 Crimson Leaf Lane - Preliminary Plat and Final Plat of 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 of 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
- 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
- 1848 Waldorf Boulevard - PD(SIP) to Amended PD(GDP-SIP) - Construct 34-unit apartment
- 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 4,000 sq. ft. of commercial space and 79 apartments

- Upcoming Matters - March 11, 2019

- Staff update on the amendment to the Rattman Neighborhood Development Plan
- Staff update on the "Mifflandia" Neighborhood Plan
- 1954 E. Washington Avenue - TR-V2 to TR-U1, Demolition Permit and Conditional Use - Demolish eight-unit townhouse to construct a four-story, 44-unit apartment bldg. in an existing residential building complex
- 5785 Cottage Grove Road - A to SR-C1 - Rezone existing single-family residence
- 4725 Marsh Road - SR-C2 to SR-C3 and Conditional Use - Construct two-family twin home
- 3840 Maple Grove Drive - A to TR-C3, TR-U1, CN, and PR, and Preliminary Plat of "FRED-Maple Grove Drive", creating three lots for future multi-family development, three

outlots for future development, one outlet for public parkland, and two outlots to be dedicated to the public for stormwater management and greenway

- 4706 E. Washington Avenue - Conditional Use - Construct multi-tenant commercial building in planned multi-use site in Urban Design Dist. 5
- 1630 Adams Street - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence, and construct detached garage exceeding ten percent of lot area
- 815 Oakland Avenue - Conditional Use - Allow accessory building exceeding 576 square feet and ten percent of lot area with accessory dwelling unit

- Upcoming Matters - March 25, 2019

- 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 buildings, one lot for future multi-family housing, enlarging Birchwood Point Park, and dedicating three new or enlarged outlots for stormwater management
- 929 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish commercial buildings at 945 E. Washington Ave. and 924 E. Main St. to construct 11-story, 257,200 sq. ft. office building and parking in Urban Design Dist. 8
- 4202-4210 Hoepker Road - Attachment from Town of Burke with IL zoning, and Certified Survey Map Referral - Attach 53 acres from Burke to be zoned IL, create two industrial lots and dedicate extension of Manufacturers Drive
- 2946 Stevens Street - Conditional Use - Construct accessory dwelling unit
- 525 Wingra Street - Demolition Permit - Demolish two-family residence and construct single-family residence

ANNOUNCEMENTS

ADJOURNMENT