



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Amended PLAN COMMISSION

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Monday, October 28, 2019

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 OCTOBER 14, 2019 REGULAR MEETING

October 14, 2019: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

November 11, 25 and December 9, 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. [57717](#) Authorizing the execution of a Partial Release of Building Setback document for Lot 2 and Outlot 1 of the Plat of Twin Oaks. (16th AD)
  
2. [57726](#) Accepting a Permanent Limited Easement for Public Sidewalk Purposes and authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easements for the benefit of Huston & Tritt Madison, LLC and First Business Bank to permit certain private improvements within existing easements granted to the public for the following purposes: sanitary sewer, storm sewer, storm water, water main, storm water drainage, and public utilities on the property located at 6622 Watts Road. (19th AD)

### **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**

Note: Item 3 should be referred to November 11, 2019 at the request of the applicant.

3. [56839](#) Repealing Section 28.022 - 00117 of the Madison General Ordinances adopting the Campus Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School.

Reminder: The Plan Commission closed the public hearing and referred ID 56839 at its August 26, 2019 meeting.

Note: ID 56839 has generated a significant number of public comments related to the request. Due to the volume of comments, copies of those comments have not been provided to the Plan Commission with their printed materials for this meeting. However, all of the comments received have been attached to the legislative file for this request. Comments received for the August 26, 2019 meeting may be found at the "Public\_Comments\_PC\_8-26-19.pdf" link. Comments received since may be found at the "Public\_Comments\_PC\_10-28-19.pdf" link. The Plan Commission is encouraged to review those comments in advance of the meeting.

Note: Items 4-6 are related and should be considered together as one public hearing

4. [56461](#) Creating Section 28.022 - 00393 of the Madison General Ordinances to amend a Planned Development District at property located at 6810-6834 Milwaukee Street, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00394 to amend a Planned Development District to approve a Specific Implementation Plan.
5. [56462](#) Creating Section 28.022 - 00395 of the Madison General Ordinances to amend a Planned Development District at property located at 1 Wind Stone Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00396 to amend a Planned Development District to approve a Specific Implementation Plan.
6. [56463](#) Creating Section 28.022 - 00397 of the Madison General Ordinances to amend a Planned Development District at property located at 45 Wind Stone Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00398 to amend a Planned Development District to approve a Specific Implementation Plan.

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

7. [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 conditional use in the CC-T District for a mixed-use building with less than 75% non-residential ground floor area; consideration in the CC-T District of a building with a street-facing width greater than 40 feet, that at least 75% of the ground-floor frontage facing the primary street, including all frontage at a street corner, shall be non-residential unless approved as conditional use; consideration of a conditional use in the CC-T district to approve a maximum front yard setback up to 100 feet; 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 65 apartments and a detached five-unit townhouse building.
8. [56547](#) 931 E Main Street; 6th Ald. Dist. Consideration of a conditional use in the Traditional Employment (TE) District for an expanded tasting room for a distillery; consideration of a conditional use in the TE District for a reception hall; consideration of a conditional use in the TE District for a nightclub to allow beer sales at a distillery with an entertainment license; and approval of an alteration to an existing conditional use to alter the hours of operation and capacity of the distillery.

Note: Item 9 should be referred to November 11, 2019 at the request of the applicant.

9. [57108](#) 630-648 E Washington Avenue and 12 N Blount Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish an existing mission house building and auto sales facility; consideration of a conditional use in the Traditional Employment (TE) District for a mission house; consideration of a conditional use in the TE District for community/counseling services; consideration of a parking reduction; and consideration of a conditional use in the TE district for multi-family dwellings, all to allow construction of a five-story building with a mission house, counseling services, health services and a place of worship along E Washington Avenue, and a separate three-story, 40-unit apartment building along E Mifflin Street.
  
10. [57319](#) 5130 High Crossing Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a building exceeding 25,000 square feet floor area for an individual establishment; and consideration of a conditional use for 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 or for hotel or motel use, to allow construction of a four-story, 95-room hotel.
  
11. [57487](#) 5646 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an accessory building for a single-family residence

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Upcoming Matters - November 11, 2019**

- (Tentative) Accepting the white paper titled "Equitable Development in Madison: An assessment of factors contributing to displacement and gentrification"
- 30 Nob Hill Road - Attach property from Town of Madison and assign permanent SE zoning
- 2425 S Stoughton Road - Conditional Use for indoor recreation tenant (indoor golf) in multi-tenant commercial building with incidental alcohol sales
- 4706 E Washington Avenue - Conditional Use for auto repair facility (battery installation) in multi-tenant commercial building

### **- Upcoming Matters - November 25, 2019**

- (Tentative) Presentation by Madison Metropolitan School Dist. staff on projects related to a potential 2020 capital referendum
- 1212 Huxley Street - Demolition Permit and Conditional Use to demolish credit union to construct four-story mixed-use building with 2,000 sq. ft. of commercial space and 50 apartments and four-story, 62-unit apartment building
- 4278 Vilas Hope Road - Extraterritorial Certified Survey Map to create one residential lot and one agricultural lot in Town of Cottage Grove

**ANNOUNCEMENTS**

**ADJOURNMENT**