



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, May 20, 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 MAY 6, 2019 REGULAR MEETING

May 6, 2019: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: June 10, 24 and July 8, 22, 2019

Plan Commission/ Urban Design Commission Tour: Wednesday, June 5, 2019. The bus will depart at 5:30 p.m. Please plan to gather in the lobby of the Planning Division, Room 017 of the Madison Municipal Building by 5:15. The tour is scheduled to return to the MMB between 7:30-8:00 p.m.

**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. [55555](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Steven Pederson for approximately 53 acres of land within the Northeast Open Space. (17th A.D.)
2. [55648](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Colleen Sims for the purchase of the property located at 221 Bram Street. (14th A.D.)
3. [55649](#) Accepting two abutting Permanent Limited Easements for Public Storm Sewer and Storm Water Drainage Purposes: one easement from Tisha N. Kawahara across the property located at 4321 Regent Street, and one easement from Bradly A. Green and Jessica L. Green across the property located at 1 South Meadow Lane. (11th A.D.)
4. [55766](#) Authorizing the Mayor and City Clerk to execute a First Amendment to the Lease with Deacon Housing LLC for a portion of the City's East Rail Corridor adjacent to 2304-2308 Atwood Avenue. (6th A.D.)
5. [55767](#) Authorizing the Mayor and City Clerk to execute a First Amendment to the Lease with Philip G. Plourd and Rhonda K. Plourd for a portion of the City's East Rail Corridor adjacent to 2318 Atwood Avenue. (6th A.D.)

**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.

**Conditional Use & Demolition Permits**

6. [55457](#) 309 Clyde Gallagher Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for a management office for an existing residential building complex.
7. [55458](#) 5021-5025 Femrite Drive; 16th Ald. Dist.; Urban Design Dist. 1: Consideration of demolition permits to demolish two single-family residences to expand an industrial campus.

**Zoning Map Amendments & Related Requests**

Note: Items 8-10 are related and should be considered together

8. [55535](#) Creating Section 28.022 -- 00374 of the Madison General Ordinances to change the zoning of property located at 2801 Hickory Ridge Road, 7th Aldermanic District, from SR-V2 (Suburban Residential - Varied 2) District to TR-C1 (Traditional Residential - Consistent 1) District.
9. [55180](#) 7801 Raymond Road; 7th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for a multi-family dwelling with eight (8) or more units; consideration of a conditional use in the SR-V2 District for a residential building complex to allow construction of 202 multi-family units in eight buildings; consideration of a conditional use in the SR-V2 District for an accessory management office; and consideration of a conditional use in the SR-V2 District for outdoor recreation to allow a pool for the residential building complex.
10. [55429](#) Approving the preliminary plat and final plat of *Esker* on land generally addressed as 2801 Hickory Ridge Road and 7801 Raymond Road; 7th Ald. Dist.

Note: Items 11 and 12 are related and should be considered together

11. [55536](#) Creating Section 28.022-00376 of the Madison General Ordinances to change the zoning of property located at 9703 Paragon Street, 9th Aldermanic District, from A (Agricultural) District to SR-V2 (Suburban Residential-Varied 2) District.
12. [55184](#) Approving the preliminary plat and final plat of *Paragon Place Addition No. 1* on land addressed as 9703 Paragon Street, 303 Bear Claw Way and 304 Bear Claw Way; 9th Ald. Dist.

Note: Item 13 should be referred to June 10, 2019 at the request of the applicant.

13. [55573](#) Creating Section 28.022 - 00375 of the Madison General Ordinances to change the zoning of property generally located at 3802-4002 Evan Acres Road, 3801, 3902 & 4001 Savannah Road, and 6401 Millpond Road, 16th Aldermanic District, from CC (Commercial Center) District to PD(GDP) (Planned Development (General Development Plan)) District.

Note: Items 14 and 15 are related and should be considered together

14. [55574](#) Creating Section 28.06(2)(a)00380 of the Madison General Ordinances to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to SR-C3 (Suburban Residential-Consistent 3) District; creating Section 28.06(2)(a)00381 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to SR-V2 (Suburban Residential-Varied 2) District; creating Section 28.06(2)(a)00382 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to TR-V2 (Traditional Residential-Varied 2) District; creating Section 28.06(2)(a)00383 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.06(2)(a)00384 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A to PR (Parks and Recreation) District.
15. [55182](#) Approving the preliminary plat of *Herring Property Subdivision* on property generally addressed as 10250 Mineral Point Road; 9th Ald. Dist.

Note: Items 16 and 17 are related and should be considered together

16. [55543](#) Creating Section 28.06(2)(a)00377 of the Madison General Ordinances to change the zoning of property located at 6602 Commercial Avenue, 3rd Aldermanic District from A (Agricultural) District to TR-C3 (Traditional Residential-Consistent 3) District; creating Section 28.06(2)(a)00378 to change the zoning of property located at 6602 Commercial Avenue, 3rd Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.06(2)(a)00379 to change the zoning of property located at 6602 Commercial Avenue, 3rd Aldermanic District from A (Agricultural) District to CC-T (Commercial Corridor - Transitional) District.
17. [55181](#) Approving the preliminary plat of *Eastwood Springs* on property generally addressed as 6602 Commercial Avenue; 3rd Ald. Dist.

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Upcoming Matters - June 10, 2019

- Triangle-Monona Bay Neighborhood Plan
- 760-780 Regent Street - PD(SIP) to Amended PD(GDP-SIP) - Construct 176-room hotel with 239-stall parking garage
- 5006 Hammersley Road - SR-C1 to SR-V1 and Conditional Use - Construct four-unit apartment building
- 2301 East Springs Drive - Demolition Permit and Conditional Use - Demolish commercial building to construct five-story, 220-room hotel
- 9910 Peach Leaf Lane - TR-C3 to TR-V2 and Conditional Use - Construct residential building complex with 15 single-family residences (Lot 1, Chapel View)
- 624 Burnt Sienna Drive - TR-C3 to TR-V2 and Conditional Use - Construct residential building complex with 13 single-family residences (Lot 45, Chapel View)
- Zoning Text Amendment - Amend Section 28.091(1) to allow Library/Museum as a permitted use in the Parks and Recreation (PR) District
- Zoning Text Amendment - Amend Secs. 28.901(1) and 28.151 to allow Animal Day Care and Animal Grooming Facility in the Agricultural (A) District and amending the Supplemental Regulation for Animal Day Care.
- Zoning Text Amendment - Amend Secs. 28.032(1), 28.151, and 28.211 to add Office, Residential Services as a conditional use in the SR-V1 District, identify a supplemental regulation, and create a definition for Management Office
- Zoning Text Amendment - Creating Secs. 28.130 and Sec. 28.151 and amending Sections 28.151, 28.061, 28.072 and 28.082 to amend the definition of "Use, Accessory," create a new use category, "Use, Incidental" and create a new use "Incidental Alcohol Sales."
- 301 E. Dean Avenue - Demolition Permit - Demolish single-family residence and construct single-family residence
- 4501 Vernon Boulevard - Demolition Permit - Demolish bank and construct new bank with vehicle access sales & service window
- 6717 Odana Road - Conditional Use - Allow animal boarding tenant in a multi-tenant commercial building

#### - Upcoming Matters - June 24, 2019

- 2161 Rimrock Road - Conditional Use Alteration - Construct two multi-tenant commercial buildings for food and beverage and retail tenants, with vehicle access sales and service window and outdoor eating areas
- 10024 Valley View Road - Final Plat - Western Addition to 1000 Oaks, creating 84 single-family lots, eight lots for four two-family two-unit bldgs., one lot for future multi-family housing, one outlot for park, three outlots for stormwater management, and one outlot for a public alley
- 1 Buttonwood Court/ 5402 Buttonwood Drive - Conditional Use - Construct mixed-use building with 270 multi-family units and 2,462 square feet of commercial space
- 2609 E. Washington Avenue - Conditional Use - Allow freestanding vending (food carts) in tavern parking lot in Urban Design Dist. 5
- 2741 University Avenue - Conditional Use Alteration - Expand capacity of outdoor eating area for restaurant in Urban Design Dist. 6
- 2922 Arbor Drive - Conditional Use - Construct detached garage exceeding 576 square feet in TR-V1 zoning district

- 4102 Lien Road - Conditional Use - Allow auto repair (car detailing) tenant in existing multi-tenant commercial building
- 4110 Veith Avenue - Conditional Use - Construct addition to single-family residence exceeding 500 square feet on a lakefront parcel

**ANNOUNCEMENTS**

**ADJOURNMENT**