



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, December 9, 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.**

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 NOVEMBER 25, 2019 REGULAR MEETING

November 25, 2019: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: January 13, 27 and February 11, 25, 2020

### 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. [58497](#) Amending the 2020 Capital Budget of Engineering-Major Streets and Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of improvements for a public street. Being part of NE ¼ of the SE ¼ of Section 17, T 7 N, R 8 E, in the City of Madison. (9th 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 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

### **Zoning Map Amendments**

2. [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 this matter at its August 26, 2019 meeting. On November 11, 2019, the Plan Commission referred this matter to its December 9 meeting as noted in the attached legislative file. The public hearing remains closed.

Note: This item 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 (ID 56839). Comments received for the August 26, 2019 meeting may be found at the "Public\_Comments\_PC\_8-26-19.pdf" link. Comments received between August 26 and November 11 meetings may be found at the "Public\_Comments\_PC\_11-11-19.pdf" link. As of the publishing of the December 9 agenda, comments received since the November 11 meeting are attached at the end of the 'Attachments' tab/list on the legislative file. The Plan Commission is encouraged to review those comments and all of the other materials previously provided to the commission in advance of the meeting

3. [58012](#) Creating Section 28.022 - 00410 of the Madison General Ordinances to change the zoning of property located at 9620 Brader Way, 9th Aldermanic District, from PD (Planned Development) to PD and approving a General Development Plan, and creating Section 28.022 - 00411 to approve a Specific Implementation Plan; creating Section 28.022 - 00412 to change the zoning of property located at 9601, 9701, 9801 and 9802 Brader Way, 9th District, from PD (Planned Development) District to SE (Suburban

Employment) District; creating Section 28.022 - 00413 of the Madison General Ordinances to change the zoning of property located at 9501 Brader Way, 9th District, from PD (Planned Development) District to NMX (Neighborhood Mixed Use) District; and creating Section 28.022-00414 of the Madison General Ordinances to change the zoning of property located at 128-180 Bear Claw Way, 177 Veritas Drive, and 9502-9514 Brader Way 9th District, from PD (Planned Development) District to TR-U1 (Traditional Residential - Urban 1) District.

4. [58253](#) Creating Section 28.022-00412 of the Madison General Ordinances to change the zoning of property located at 1402 S. Park Street, 13th Aldermanic District, from CC-T (Commercial Corridor-Transitional) District to TSS (Traditional Shopping Street) District.

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

5. [57810](#) 636 W Washington Avenue; 4th Ald. Dist.: Consideration of a demolition permit to demolish an auto service station and mixed-use building; and consideration of a conditional use for a new building in the Urban Mixed-Use (UMX) District greater than 20,000 square feet and more than four (4) stories in height; to construct a new six-story mixed-use building with 7,500 square feet of commercial space and 51 apartments.
6. [57982](#) 4918 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a demolition permit to allow a single-family residence to be demolished; and consideration of a conditional use for a new single-family residence to be constructed on a lakefront property.
7. [57983](#) 1133 Williamson Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an outdoor eating area for a restaurant-tavern.
8. [57984](#) 3201 Latham Drive; 14th Ald. Dist.: Consideration of a conditional use in the Industrial-General (IG) District for a daycare center.

#### **Land Division**

9. [57818](#) Approving a Certified Survey Map of property owned by 910 Mayer, LLC located at 910 Oscar Avenue; 12th Ald. Dist.

#### **Zoning Text Amendment**

10. [58225](#) Amending Sections 28.127(1)(a) and (2), repealing Sections 28.127(3) and (4) of the Madison General Ordinances to expand the Alcohol Overlay District, remove the requirement that there be an annual review, and remove the previous sunset provision.

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Upcoming Matters - January 13, 2020

- 6225 University Avenue - NMX to TR-U2, Demolition Permit and Conditional Use - Demolish two-story office building to construct four-story, 53-unit apartment building in Urban Design Dist. 6
- 1835 Wright Street - IL to CI and Conditional Use - Convert truck rental facility into daycare center and parking for Madison College
- 5810 Mineral Point Road - Demolition Permit and Conditional Use - Demolish office building to construct new building on office campus
- 5802 Raymond Road - Conditional Use - Construct three-story mixed-use building with 2,400 sq. ft. of commercial space and 11 apartments
- 714 Clark Court - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 5048 Thorson Road - Extraterritorial Certified Survey Map - Create two residential lots in the Town of Sun Prairie

#### - Upcoming Matters - January 27, 2020

- 1212 Huxley Street - Demolition Permit and Conditional Use - Demolish credit union to construct four-story mixed-use bldg. with 2,000 sq. ft. of commercial space and 50 apartments and four-story, 62-unit apartment building
- 4510 Regent Street and 4513 Vernon Boulevard - SE to TR-U2, Demolition Permit and Conditional Use - Demolish two office buildings to construct four-story, 59-unit apartment building
- 209-261 Junction Road - PD to Amended PD(GDP-SIP) - Construct 8,000 sq. ft. multi-tenant commercial building with vehicle access sales and service window

## ANNOUNCEMENTS

## ADJOURNMENT