



PREPARED FOR THE PLAN COMMISSION

Project Address: 109-209 Cottage Grove Road and 3900 Monona Drive

Application Type: Zoning Map Amendment, Demolition Permit, Conditional Use, and Certified Survey Map Referral

Legistar File ID # [61594](#), [61384](#) and [61387](#)

Requested Actions: Approval of a request to rezone 209 Cottage Grove Road from CC-T (Commercial Corridor–Transitional District) to NMX (Neighborhood Mixed-Use District); approval of a demolition permit to demolish three commercial buildings at 109 and 209 Cottage Grove Road and 3900 Monona Drive; conditional use approvals to allow construction of a four-story mixed-use building with 2,500 square feet of commercial space and 78 apartments and a four-story apartment building with 110 units; and approval of a Certified Survey Map (CSM) to create one lot for the proposed development.

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Reviewed By: Heather Stouder, Planning Division

Addendum

At its September 14, 2020 meeting, the Plan Commission placed on file without prejudice the demolition permit and conditional use request and recommended the same to the Common Council for the related zoning map amendment and one-lot Certified Survey Map. In placing the proposed development on file, members of the Commission stated that the project did not meet the demolition permit standards and was incompatible with adopted plans. Members of the Commission indicated that a version of the project that included additional commercial space may be more consistent with adopted plans, represent orderly development of the surrounding area, and better meet the standards for approval.

Following passage of a motion to reconsider (ID 62385, Item 7 on the agenda), the Plan Commission would be considering the originally submitted plans for the proposal from the September 14 meeting. However, the applicant has submitted a design alternative for the first floors of both buildings dated October 1, 2020 in anticipation of the motion to reconsider passing for the Plan Commission’s consideration. The alternate plans adds approximately 2,250 square feet of “co-working” space and 3,330 square feet of additional live-work space in the western building, as well as an enlarged first floor tenant fitness room. The alternative plan also incorporates seven live-work spaces and a 2,550 square-foot commercial space to the Cottage Grove Road frontage of the eastern building, effectively creating the potential for the entire first floor of both buildings to be non-residential on the Cottage Grove Road side.

As the Plan Commission considers the September 14 plans for the project, it may consider adding conditions to incorporate elements of the applicant’s alternate October 1 plans in order to find that the requests are consistent with adopted plans and the various standards for approval. City staff has not fully reviewed the alternate design for the first floors submitted on October 1, including impacts on the revised plans for conformance with the Zoning Code. However, if the alternate design were approved, City agencies would have the opportunity to review the revised plans as part of final sign-off and prior to issuance of permits for new construction on the site.

Should the Plan Commission consider incorporating elements of the October 1 alternate design into the approved plans for the development, Planning staff recommends that a lobby be included along the eastern façade of the

eastern building similar to the one in the western building to create a more direct step-free access path from the adjacent parking lot to the additional first floor live-work spaces.

The Plan Commission should also note a memo prepared by the Economic Development Division, which summarizes the retail environment on the east side of Madison, which is attached to ID 61384 as “EDD Commercial Vacancy Info_09-30-20.” The memo was prepared by staff following a request by Mr. Cantrell.

Finally, in anticipation of the potential reconsideration of this project, courtesy notices were sent notifying the owners and occupants of properties within 200 feet of the site of the October 5 hearing similar to the notices sent prior to the September 14 meeting. The Common Council is scheduled to review the zoning map amendment and one-lot CSM at its October 6, 2020 meeting.

Recommendation

Following passage of a motion to reconsider, the Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00464 rezoning 209 Cottage Grove Road from CC-T to NMX and the one-lot Certified Survey Map to the Common Council with a recommendation of **approval**, and find that the standards for demolition permits and conditional uses are met to **approve** the demolition of three commercial buildings and construction of mixed-use and/or multi-family buildings at 109-209 Cottage Grove Road and 3900 Monona Drive, all subject to input at the public hearing, and the conditions from reviewing agencies beginning on **page 10 of the staff report dated September 14, 2020** for the land use requests, and **page 21 of the report** for the CSM.