



City of Madison

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

Agenda - Approved PLAN COMMISSION

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, July 8, 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.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

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 JUNE 24, 2019 REGULAR MEETING

June 24, 2019: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

July 29 and August 12, 26, 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. [56454](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required to construct storm water management facilities to alleviate flooding issues in the western portion of the Hawks Landing subdivision, in the City of Madison, Dane County, Wisconsin. (1st AD)
2. [56455](#) Amending the 2019 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 NE ¼ of Section 20, T 7 N, R 8 E, in the City of Madison. (9th AD)
3. [56471](#) Authorizing the City of Madison to accept ownership of (3) three art sculptures from the Friends of Sid Boyum, to be located in a portion of the public right-of-way of E. Wilson Street, as well as a portion of a City Engineering parcel located at 320 Division Street, in exchange for maintenance by the Marquette Neighborhood Association. (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.

Tax Incremental Districts

4. [56436](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #35 (Todd Dr), City of Madison. (14th A.D.)
5. [56437](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #41 (University Whitney), City of Madison. (11th & 19th A.D.)

Zoning Map Amendments & Related Requests

Note: Items 6 and 7 are related and should be considered together

6. [56287](#) Creating Section 28.022 -- 00389 of the Madison General Ordinances to change the zoning of property located at 7043 Tree Lane, 9th Aldermanic District, from

SE (Suburban Employment) District to CC-T (Commercial Corridor - Transitional) District.

7. [55915](#) 7043 Tree Lane, 9th Ald. Dist.; Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for an assisted living facility, congregate care facility, skilled nursing facility; consideration of a conditional use in the CC-T District for a building exceeding 25,000 square feet of floor area for an individual establishment; and consideration of a conditional use to allow construction of a new commercial building in 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, all to allow construction of a multi-family building containing 147 independent living apartments and 28 memory care or assisted living units.

Note: Items 8-11 are related and should be considered together

8. [56288](#) SUBSTITUTE Creating Section 28.022 - 00390 of the Madison General Ordinances to amend a Planned Development District Specific Implementation Plan at property located at 223 S. Pinckney Street, 4th Aldermanic District.
9. [55916](#) 223 S. Pinckney Street, 4th Ald. Dist.: Consideration of a demolition permit to demolish the Government East parking garage
10. [56121](#) 223 S. Pinckney Street, 4th Ald. Dist.: Consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit to allow construction of a 13-story, 253-room hotel.
11. [55921](#) Approving a Certified Survey Map of property owned by the City of Madison Parking Utility located at 223 S. Pinckney Street; 4th Ald. Dist.

Conditional Use, Demolition Permits & Related Requests

12. [56126](#) 1208 Chandler Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District to construct a detached garage exceeding ten percent (10%) of lot area; consideration of a conditional use in TR-C3 zoning to allow an accessory dwelling unit.

Note: Item 13 should be referred to July 29, 2019 at the request of the applicant and alder

13. [56127](#) 2262 Winnebago Street; 6th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a nightclub; consideration of a conditional use in the NMX District for an outdoor eating area for a nightclub.
14. [56128](#) 2 N. Eau Claire Avenue; 11th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to allow free-standing vending in the parking lot of a swimming club.

15. [56129](#) 462 N. Baldwin Street; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District to allow construction of a detached garage (shared with 466 N. Baldwin Street) that will exceed ten (10) percent of the area of the subject parcel.
16. [56130](#) 7066 Sligo Drive; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a restaurant-tavern with vehicle access sales and service window; and consideration of a conditional use in the SE District for an outdoor eating area for the restaurant-tavern.
17. [56372](#) 2222 E. Washington Avenue; 12th Ald. Dist.: Consideration of a conditional use in the Campus-Institutional (CI) zoning district to allow construction of an addition to East High School exceeding 4,000 square feet of floor area.

Note: Items 18-20 are related and should be considered together

18. [56125](#) 6932 Manufacturers Drive; 17th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence to allow expansion of an adjacent package distribution facility.
19. [56152](#) Approving a revised and expanded Certified Survey Map of property owned by 2020 Madison, LLC and generally addressed as 3750 Hoepker Road; 17th Ald. Dist.
20. [56279](#) Discontinuing and vacating a remaining portion of the public street right-of-way Commerce Park Drive, being located in the SE ¼ of the SW 1/4 of Section 9, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - July 29, 2019

- Staff update on the amended Nelson Neighborhood Development Plan
- 2540 E. Mifflin Street -TR-C4 to LMX - Allow place of worship, massage therapy and professional offices in existing building
- 6810-6834 Milwaukee St. - PD to Amended PD(GDP-SIP) - Construct three apartment buildings with 196 total units
- 1 Wind Stone Drive - PD to Amended PD(GDP-SIP) - Construct 20-unit apartment building
- 45 Wind Stone Drive - PD to Amended PD(GDP-SIP) - Construct townhouse building with seven units
- 4626 Dutch Mill Road - Conditional Use - Construct parking lot addition in Urban Design Dist. 1
- 711 State Street - Conditional Use - Construct walk-up service window for coffeehouse within ten feet of right of way
- 4800 Buckeye Road - Demolition Permit - Demolish single-family residence and construct new single-family residence

- 1210 Troy Drive - Conditional Use - Construct detached garage exceeding 800 sq. ft. with accessory dwelling unit
- 4517 E. Buckeye Road - Conditional Use - Expand garage to exceed 800 sq. ft. with home occupation outside prin. residence
- 3750 Hoepker Road - Conditional Use - Construct private parking facility
- 3285 Nelson Road - Extraterritorial Certified Survey Map to create four residential lots in the Town of Burke

- Upcoming Matters - August 12, 2019

- 9604 Wilrich Street - Conditional Use Alteration - Amended plans for residential building complex to increase density of fourth/last building from 32 units to 45
- 2830 Dryden Drive - Demolition Permit and Conditional Use - Demolish office building and construct four-story, 27-unit apartment building
- 828 E. Main Street - Conditional Use - Convert warehouse into reception hall in Urban Design Dist. 1

ANNOUNCEMENTS

ADJOURNMENT