



# 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, March 11, 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 toj 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 FEBRUARY 25, 2019 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

March 25 and April 8, 22, 2019

### SPECIAL ITEMS OF BUSINESS

1. [54955](#) Planning Division update on the amended Rattman Neighborhood Development Plan

2. [54956](#) Planning Division update on the amended "Mifflandia" Neighborhood Plan

## 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.

3. [54711](#) Authorizing the execution of a Permanent Limited Easement and a Temporary Limited Easement by the City of Madison in favor of the State of Wisconsin Department of Transportation for the granting of easements required for the reconstruction of Interstate Highway 39/90, in connection with Transportation Project Plat No. 1007-10-25 from CTH AB to USH 12/18 Interchange.
4. [54751](#) Relief from conditions of gifts and dedication per Section 66.1025(1) Wisconsin Statutes, of Outlot 11, First Addition to 1000 Oaks for the replatting a portion of the development, being located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)
5. [54797](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(2) and 10.34(4), Madison General Ordinances by changing the name of Packers Avenue Service Road to Oscar Avenue beginning at Commercial Avenue and progressing northerly 1460 feet, more or less, to its terminus at the end of a culdesac. (12th AD)
6. [54879](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-10-16 - 4.01 thru 5992-10-16 - 4.06, Atwood Avenue - Fair Oaks Avenue to Cottage Grove Road for the acquisitions per the Plat of Land Interests required. Located in part of the SW  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of Section 5, the NW  $\frac{1}{4}$  and NE  $\frac{1}{4}$  of Section 8 and the NW  $\frac{1}{4}$  of Section 9, T7N, R10E, in the City of Madison. (6th and 15th AD)
7. [54899](#) Authorizing the City of Madison's acceptance of a Permanent Limited Easement for Public Pedestrian and Bicycle Path Purposes, granted to the City by Twisted Fitness, LLC, over and across a portion of the property located at 701 Rethke Avenue. (15th A.D.)

8. [54917](#) Authorizing the Mayor and City Clerk to execute a Permanent Limited Easement for Sanitary Interceptor Sewer Purposes to Madison Metropolitan Sewerage District across a portion of Reindahl Park located at 1818 Portage Road. (17th 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.

### **Zoning Map Amendments and Related Requests**

Note: Items 9 and 10 are related and should be considered together

9. [54503](#) Creating Section 28.06(2)(a)00364 of the Madison General Ordinances to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A (Agricultural) District to TR-C3 (Traditional Residential-Consistent 3) District; creating Section 28.06(2)(a)00365 to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; creating Section 28.06(2)(a)00366 to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A (Agricultural) District to CN (Conservancy) District; and creating Section 28.06(2)(a)00367 to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A to PR (Parks and Recreation) District.
10. [54405](#) Approving the preliminary plat of *FRED-Maple Grove Drive* on property addressed as 3840 Maple Grove Drive; 7th Ald. Dist.

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

11. [53811](#) Creating Section 28.022 -- 00353 of the Madison General Ordinances to change the zoning of property located at 1954 E. Washington Avenue, 12th Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to TR-U1(Traditional Residential - Urban 1) District.
12. [53618](#) REVISED - 1954 E. Washington Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish an eight-unit townhouse building located at 1948-1950 E. Washington Avenue; consideration of a conditional use for a multi-family dwelling with more than eight units in the (proposed) TR-U1 (Traditional Residential-Urban 1) District; and consideration of alterations to a residential building complex in TR-U1 zoning, all to allow construction of a four-story apartment building with 44 units along E. Washington Avenue.

13. [54501](#) Creating Section 28.022-00362 of the Madison General Ordinances to change the zoning of property located at 5785 Cottage Grove Road, 16th Aldermanic District, from A (Agricultural) District to SR-C1 (Suburban Residential-Consistent 1) District.

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

14. [54502](#) Creating Section 28.022--00363 of the Madison General Ordinances to change the zoning of property located at 4725 Marsh Road, 16th Aldermanic District, from SR-C2 (Suburban Residential-Consistent 2) District to SR-C3 (Suburban Residential-Consistent 3) District.
15. [54404](#) 4725 Marsh Road; 16th Ald. Dist.: Consideration of a conditional use in the [Proposed] Suburban Residential-Consistent 3 (SR-C3) District to allow construction of a two-family dwelling-twin home within 300 feet of another two-family twin building

#### **Conditional Use and Demolition Permits**

Note: Item 16 should be referred to April 8, 2019 pending a recommendation by the Urban Design Commission

16. [54406](#) 4706 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.: Consideration of a conditional 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.
17. [54016](#) REVISED - 1630 Adams Street; 13th Ald. Dist.: Consideration of a demolition permit to approve the demolition of a single-family residence and approve plans for a new single-family residence; and conditional use to construct a detached garage exceeding ten percent of lot area.
18. [54481](#) 815 Oakland Avenue; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District to allow an accessory building exceeding 576 square feet and ten percent (10%) of lot area; consideration of a conditional use in the TR-C4 District for an accessory dwelling unit, all to allow an existing unapproved 841 square-foot garage with second floor living area to remain.

#### **BUSINESS BY MEMBERS**

#### **SECRETARY'S REPORT**

**- Recent Common Council Actions**

The following items were approved by the Common Council at their February 26 or March 5, 2019 meetings, subject to the recommendations of the Plan Commission:

- 10202 Old Sauk Road - Preliminary Plat and Final Plat of Pope Farms Estates
- 3009 University Avenue and 3118 Harvey Street - CC-T to TR-U1 and Certified Survey Map Referral
- 754-904 Felland Road - Final Plat of Jannah Village
- Amend Official Map to remove 66-foot reservation for Burke Avenue across 701-703 Rethke Avenue

**- Upcoming Matters - March 25, 2019**

- 10024 Valley View Road - A, TR-P and TR-C3 to TR-P, Demolition Permit and Preliminary Plat of Western Addition to 1000 Oaks, creating 86 single-family lots, four lots for two-family two-unit bldgs., one lot for future multi-family housing, enlarging Birchwood Park, and dedicating three new or enlarged outlots for stormwater management following demolition of a single-family residence
- 929 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish commercial buildings at 945 E. Washington Ave. and 924 E. Main St. to construct 11-story, 257,200 sq. ft. office bldg. and parking in Urban Design Dist. 8
- 4202-4210 Hoepker Road - Attachment from Town of Burke with IL zoning, and Certified Survey Map Referral to attach 53 acres from Burke, assign IL zoning, and create two industrial lots and dedicate extension of Manufacturers Drive
- Zoning Text Amendment - Amend Sections 28.211, 28.061, 28.072, 28.082 and 28.091 to create a new use, "Art Center"
- Zoning Text Amendment - Amend Sec 28.173(6)(c) to clarify articulation requirements for podium buildings
- Zoning Text Amendment - Amending Section 28.211 to create a definition of "Bay Window"
- 2946 Stevens Street - Conditional Use - Construct accessory dwelling unit
- 525 Wingra Street - Demolition Permit - Demolish two-family residence and construct single-family residence

**- Upcoming Matters - April 8, 2019**

- 5454 Lake Mendota Drive Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 10202 Old Sauk Road - Conditional Use to construct elementary school
- 5402 Mineral Point Road - SE to CC-T, Demolition Permit and Conditional Use to demolish office buildings at 330 S. Whitney Way and 5402 Mineral Point Road to construct 48-unit apartment building
- 1101 Douglas Trail - Conditional Use to construct accessory building exceeding 800 square feet in SR-C1 zoning
- 303 Potter Street - Demolition Permit to demolish single-family residence to construct new single-family residence
- 2801 Atwood Avenue - Conditional Use for free-standing vending (food truck/cart) in auto service station parking lot
- 210 S. Westfield Road - Conditional Use Alteration to construct expansion of cemetery (Sunset Memory Gardens)

**ANNOUNCEMENTS**

**ADJOURNMENT**