



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, May 6, 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.

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Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntauv, cov ntaub ntauv 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 APRIL 22, 2019 REGULAR MEETING

April 22, 2019: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: May 20 and June 10, 24, 2019

Plan Commission/ Urban Design Commission Tour: Wednesday, June 5, 2019; time and route to be announced

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. [55345](#) 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 a portion of Stratton Way lying west of Snowmist Trl / Snowcap Trl to Wellness Way and officially naming the east - west portion of a Public Easement for Road Purposes within Lot 1 of CSM 12283 to Wellness Way and the north - south portion of said Easement to Meriter Way. (7th AD)
2. [55530](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-09-25 - 4.01 thru 5992-09-25 - 4.04, Cottage Grove Rd - CTH BB from North Star Drive to Sprecher Road for the acquisition of Plat of Land Interests required. Located in part of Section 11 and Section 12, T7N, R10E, in the City of Madison. (3rd & 16th ADs)

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 & Related Requests

Note: Items 3 and 4 are related and should be considered together

3. [55029](#) Creating Section 28.022 -- 00370 of the Madison General Ordinances to change the zoning of property located at 330 S. Whitney Way and 5402 Mineral Point Road, 11th Aldermanic District, from SE (Suburban Employment) District to CC-T (Commercial Corridor - Transitional) District.
4. [54674](#) 5402 Mineral Point Road; 11th Ald. Dist.: Consideration of a demolition permit to demolish office buildings addressed as 330 S. Whitney Way and 5402 Mineral Point Road; consideration of a conditional use in the [proposed] Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling with eight (8) or more units; consideration of a conditional use for non-residential development immediately adjacent to the boundary of a City-owned public park (Garner Park); and consideration of a conditional use in the CC-T District for a multi-tenant building exceeding 40,000 square feet of floor area, all to allow construction of a 48-unit apartment building.

Note: Items 5 and 6 are related and should be considered together

5. [55383](#) Creating Section 28.022 -- 00371 of the Madison General Ordinances to change the zoning of property located at 2005 N. Sherman Avenue, 12th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to NMX (Neighborhood Mixed-Use) District.
6. [55025](#) 2005 N. Sherman Avenue; 12th Ald. Dist.: Consideration of a conditional use in the [proposed] Neighborhood Mixed-Use (NMX) District for a tavern and consideration of a conditional use in the NMX District for an outdoor eating area for the tavern.

Note: Item 7 should be referred to June 10, 2019 pending a recommendation by the Urban Design Commission

7. [55385](#) Creating Section 28.022 - 00372 and Section 28.022 - 00373 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at property located at 760-780 Regent Street, 8th Aldermanic District.

Conditional Use & Demolition Permits

8. [54482](#) REVISED - 929 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a demolition permit to demolish commercial buildings at 945 E. Washington Avenue and 924 E. Main Street; consideration of a conditional use in the Traditional Employment (TE) District to allow construction of a building exceeding five stories and 68 feet in height, both to allow construction of an eleven-story, 252,577 square-foot office building and 626-stall parking garage along E. Washington Avenue.
9. [55022](#) 301 North Street; 12th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a restaurant-tavern; consideration of a conditional use for outdoor recreation in the NMX District; and consideration of a conditional use in the NMX District for an outdoor eating area, all to allow construction of an addition to an existing restaurant-tavern with outdoor recreation and eating.
10. [55169](#) 1548 Jefferson Street; 13th Ald. Dist. Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) zoning district to construct a garage exceeding ten percent (10%) of lot area.
11. [55170](#) 54 Merlham Drive; 11th Ald. Dist.: Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence.
12. [55171](#) 412 North Street; 12th Ald. Dist.: Consideration of a demolition permit to demolish an existing single-family residence and construct a two-family residence.
13. [55173](#) 4082 Hoepker Road; 17th Ald. Dist.: Consideration of a demolition permit to demolish an existing commercial building and construct a new commercial building.

Note: Item 14 should be referred to May 20, 2019 at the request of staff.

14. [55174](#) 2540 E. Mifflin Street; 12th Ald. Dist.: Consideration of a conditional use to allow a portion of a building originally constructed for use as a place of worship in a residential district to be adapted as business and professional office.
15. [55449](#) 4216 Doncaster Drive, 10th Ald. Dist.: Approval of final plans for a single-family residence on a site previously approved for demolition of a single-family residence.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - May 20, 2019

- Triangle-Monona Bay Neighborhood Plan (Copies of the draft plan are included in the May 6 meeting materials for Plan Commission members)
- 3802-4002 Evan Acres Road, 6401 Millpond Road, and 3801, 3902 & 4001 Savannah Road - CC to PD(GDP) - General Development Plan for future construction of 26,700 sq. ft. heritage center, expanded casino, two parking garages with 1,880 stalls, 40,800 sq. ft. conference center, hotel, and restaurant-tavern
- 2801 Hickory Ridge Road and 7801 Raymond Road - (Partial) SR-V2 to TR-C1, Conditional Use and Preliminary Plat and Final Plat of Esker, creating four single-family lots along Hickory Ridge Road in TR-C1 zoning and residential building complex with 178 apartments in four buildings and 24 townhouse units in four buildings on three lots in SR-V2 zoning
- 6602 Commercial Avenue - A to TR-C3, TR-U1 and CC-T and Preliminary Plat of Eastwood Springs, creating one lot for future mixed-use development, 40 single-family lots, and seven lots for future multi-family development, with three outlots for stormwater management and one outlot for public park
- 10250 Mineral Point Road - A to SR-C3, SR-V2, TR-V2, TR-U1, and PR, and Preliminary Plat of Herrling Property Subdivision, creating 129 single-family lots and 17 lots for future multi-family development, with 11 outlots for stormwater management and one outlot for public park
- 9703 Paragon Street - (Partial) A to SR-V2, Preliminary Plat and Final Plat of Paragon Place Addition No. 1, creating eight lots for future multi-family development
- 309 Clyde Gallagher Avenue - Conditional Use - Convert dwelling unit into management office for residential building complex
- 5021-5025 Femrite Drive - Demolition Permit - Demolish two single-family residences to expand industrial campus

- Upcoming Matters - June 10, 2019

- 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)

- 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 for animal boarding tenant in a multi-tenant commercial building

ANNOUNCEMENTS

ADJOURNMENT