



# 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, June 10, 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 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 MAY 20, 2019 REGULAR MEETING

May 20, 2019: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: June 24 and July 8, 29, 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. [55924](#) Authorizing the City of Madison to grant a Private Sanitary Sewer Easement to Meriter Hospital, Inc. across a portion of property located at 7997 Raymond Road, commonly known as City Engineer Stormwater Utility 533. (7th A.D.)
2. [55925](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Ronald J. Treinen for approximately 35 acres of land within the Northeast Open Space. (17th A.D.)

### **SPECIAL ITEM OF BUSINESS**

Note: The version of the study in the Plan Commission materials is printed in grayscale for efficiency purposes. The version attached to the legislative file is in full color.

3. [55938](#) Accepting the 2019 Analysis of Impediments to Fair Housing Choice (AI) study

### **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.

#### **Neighborhood Plan**

4. [55528](#) Adopting the Triangle Monona Bay Neighborhood Plan as a Supplement to the City of Madison Comprehensive Plan and dissolving the Triangle and Monona Bay Ad-Hoc Neighborhood Plan Steering Committee.

#### **Zoning Text Amendments**

5. [55737](#) Amending Section 28.091(1) of the Madison General Ordinances to allow library/museum as a permitted use in the Parks and Recreation District.
6. [55783](#) Amending Sections 28.901(1) and 28.151 of the Madison General Ordinances to allow Animal Day Care and Animal Grooming Facility in the Agricultural (A) District and amending the Supplemental Regulation for Animal Day Care.

7. [55801](#) Amending Section 28.032(1), 28.151, and 28.211 of the Madison General Ordinances to add Office, Residential Services as a conditional use in the SR-V1 District, identify a supplemental regulation, and create a definition for Management Office.
8. [55878](#) Creating Section 28.130 and Section 28.151 and amending Sections 28.151, 28.061, 28.072 and 28.082 of the Madison General Ordinances and to amend the definition of "Use, Accessory" create a new use category, "Use, Incidental" and create a new use "Incidental Alcohol Sales."

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

9. [55462](#) 2301 East Springs Drive; 17th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building; consideration of a conditional use for a planned multi-use site with 40,000 square feet or more of floor area of which 25,000 square feet or more is designed as retail, a hotel or motel; consideration of a conditional use for a reduction as allowed by MGO Section 28.141(13), which requires a lodging development with between 50,001 and 200,000 square feet of floor area to have two (2) loading spaces of at least 10-foot by 50-foot located outside of aisle and maneuvering space, all to allow construction of a five-story, 220-room hotel.
10. [55595](#) 6717 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for an animal boarding facility.
11. [55593](#) 301 E. Dean Avenue; 15th Ald. Dist.: Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence.
12. [55594](#) 4501 Vernon Boulevard; 11th Ald. Dist.: Consideration of a demolition permit to demolish an existing bank and construct a new bank with vehicle access sales and service window.

Item 13 should be placed on file without prejudice; the applicant has withdrawn the application.

13. [52912](#) 1202 S. Park Street; 13th Ald. Dist.: Consideration of a conditional use to construct a mixed-use building with 1,200 square feet of commercial space and 58 apartments in Design Dist. 7.

#### **Zoning Map Amendments & Related Requests**

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

14. [55831](#) Creating Section 28.022-00386 of the Madison General Ordinances to change the zoning of property located at 9910 Peach Leaf Lane, 9th Aldermanic District, from TR-C3 (Traditional Residential - Consistent 3) District to TR-V2

(Traditional Residential-Varied 2) District to construct residential building complex with 15 single-family residences.

15. [55463](#) 9910 Peach Leaf Lane; 9th Ald. Dist.: Consideration of a conditional use in the [proposed] Traditional Residential-Varied 2 (TR-V2) District for a residential building complex with 15 single-family detached dwellings.

Note: Items 16 and 17 are related and should be considered together

16. [55833](#) Creating Section 28.022-00387 of the Madison General Ordinances to change the zoning of property located at 624 Burnt Sienna Drive, 9th Aldermanic District, from TR-C3 (Traditional Residential - Consistent 3) District to TR-V2 (Traditional Residential-Varied 2) District to construct residential building complex with 13 single-family residences.

17. [55464](#) 624 Burnt Sienna Drive; 9th Ald. Dist.: Consideration of a conditional use in the [proposed] Traditional Residential-Varied 2 (TR-V2) District for a residential building complex with 13 single-family detached dwellings.

Note: Items 18 and 19 are related and should be considered together

18. [55829](#) SUBSTITUTE Creating Section 28.022 -- 00385 of the Madison General Ordinances to change the zoning of property located at 5006 Hammersley Road, 10th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to SR-V1 (Suburban Residential-Varied 1) District and creating Section 28.022 - 00388 to change the zoning of property located at 5006 Hammersley Road, 10th Aldermanic District from SR-V2 (Suburban Residential-Varied 2) to SRV-1 (Suburban Residential-Varied 1) District to construct a four-unit apartment building.

19. [55460](#) 5006 Hammersley Road; 10th Ald. Dist.; Consideration of a conditional use in the [proposed] Suburban Residential-Varied 1 (SR-V1) District to allow construction of a four-unit multi-family dwelling within 300 feet of any other two-family twin dwelling, three-unit dwelling, multi-family dwelling(s), or single-family attached dwelling

20. [55573](#) SUBSTITUTE Creating Section 28.022 - 00375 of the Madison General Ordinances to change the zoning of property generally located at 3802-4002 Evan Acres Road, 3801, 3902 & 4001 Savannah Road, and 6303 Millpond Road, 16th Aldermanic District, from CC (Commercial Center) District to PD(GDP) (Planned Development (General Development Plan)) District.

21. [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.

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Upcoming Matters - June 24, 2019

- Adopting the Amended Rattman Neighborhood Development Plan
- 2161 Rimrock Road - Conditional Use Alteration - Construct two multi-tenant commercial buildings for food and beverage and retail tenants, with vehicle access sales and service window and outdoor eating areas
- 10024 Valley View Road - Final Plat of Western Addition to 1000 Oaks, creating 84 single-family lots, eight lots for four two-family two-unit buildings, one lot for future multi-family housing, one outlot for park, three outlots for stormwater management, and one outlot for a public alley
- Zoning Text Amendment - Amend Section 28.127(4) to extend effective period of the Alcohol Overlay District
- 5402 Buttonwood Drive/ 1 Buttonwood Court - Conditional Use - Construct mixed-use building with 270 multi-family units and 2,462 square feet of commercial space
- 2609 E. Washington Avenue - Conditional Use - Allow freestanding vending (food carts) in tavern parking lot in Urban Design Dist. 5
- 2741 University Avenue - Conditional Use Alteration - Expand capacity of outdoor eating area for restaurant in Urban Design Dist. 6
- 2922 Arbor Drive - Conditional Use - Construct detached garage exceeding 576 square feet in TR-V1 zoning district
- 4102 Lien Road - Conditional Use - Allow auto repair (car detailing) tenant in existing multi-tenant commercial building
- 4110 Veith Avenue - Conditional Use - Construct addition to single-family residence exceeding 500 sq. ft. on lakefront parcel

#### - Upcoming Matters - July 8, 2019

- 7043 Tree Lane - SE to CC-T and Conditional Use - Construct multi-family building with community living arrangement containing 143 independent living apartments and 32 memory care or assisted living units
- 223 S. Pinckney Street - Amended PD(SIP), Demolition Permit and Conditional Use - Approve revised plans for 253-room hotel; approve projection into Capitol View Preservation Limit for hotel and demolish Government East parking garage
- 6932 Manufacturers Drive - Demolition Permit - Demolish single-family residence to allow expansion of distribution facility campus
- 1208 Chandler Street - Conditional Use - Construct detached garage with accessory dwelling unit
- 2262 Winnebago Street - Conditional Use - Expand capacity for existing nightclub and construct outdoor eating area
- 2 N. Eau Claire Avenue - Conditional Use - Allow freestanding vending (food carts) in swimming club parking lot
- 462-466 N. Baldwin Street - Conditional Use - Construct shared detached garage with one side exceeding 10% of lot area
- 7066 Sligo Drive - Conditional Use - Construct outdoor eating area and vehicle access sales and service window for restaurant-tavern tenant in existing multi-tenant commercial building

## ANNOUNCEMENTS

**ADJOURNMENT**