



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, June 24, 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 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 10, 2019 REGULAR MEETING

June 10, 2019: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

July 8, 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. [56215](#) Authorizing the City of Madison to execute an Underground Electric Easement to Wisconsin Power and Light Company, to occupy a portion of a City Engineering Stormwater Utility property located at 7105 Carnwood Road in the City of Madison. (7th AD)
2. [56217](#) Authorizing the execution of a Lease with Madison Area Technical College District for the use of City-owned property located at 825 W. Badger Road for the placement of an off-premise directional sign on property commonly known as Fire Station #6. (14th AD)
3. [56285](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Daniel J. Kaltenberg for approximately 22 acres of land located at 2004 Wheeler Road, which land was acquired in 2018 for the expansion of Cherokee Marsh Conservation Park. (18th A.D.)
4. [56286](#) Authorizing the execution of a lease with Blackhawk Neighborhood Home Owners Association, Inc. allowing for the installation of a private fountain system within the Storm Water Utility parcel located at 9306 Old Sauk Road. (9th A.D.)
5. [56289](#) Authorizing the City's execution of a Maintenance Agreement with Lanes, LLC for the use of a portion of the Drake Street right-of-way for the ongoing maintenance of a patio and associated patio improvements to support an outdoor cafe adjacent to the property located at 444 S. Park Street, as well as the City's acceptance of ownership of said patio improvements. (13th AD)

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 Plans

6. [55923](#) Adopting amendments to the Rattman Neighborhood Development Plan and Pumpkin Hollow Neighborhood Development Plan to provide updated recommendations.

Note: The Plan Commission was provided copies of the draft Rattman and Pumpkin

Hollow plan amendment materials with its June 10, 2019 meeting materials. If another copy is needed, members should contact the Planning Division. The amendment materials are otherwise attached to this legislative file.

7. [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.

Note: The Plan Commission was provided copies of the Triangle-Monona Bay Plan with its May 6, 2019 meeting materials. If another copy is needed, members should contact the Planning Division. The proposed plan is otherwise attached to this legislative file.

Zoning Text Amendment

8. [55926](#) Amending Section 28.127(4) of the Madison General Ordinances to extend the effective period of the Alcohol Overlay District.

Zoning Map Amendment

9. [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

10. [55596](#) 2161 Rimrock Road; 14th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for general retail; consideration of a conditional use in the SE District for food and beverage establishment(s); consideration of a conditional use in the SE District for an outdoor eating area for a food and beverage establishment; consideration of an alteration to a conditional use 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 two commercial buildings for future food and beverage and retail tenants with vehicle access sales and service window and outdoor eating area(s).
11. [55907](#) 5402 Buttonwood Drive/ 1 Buttonwood Court; 17th Ald. Dist.: Consideration of a conditional use in the Suburban Employment Center (SEC) District for dwellings in a mixed-use building to allow construction of a mixed-use building with 270 apartments and 2,462 square feet of commercial space.
12. [55908](#) 2609 E. Washington Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District to allow free-standing vending in the parking lot of a tavern.
13. [55910](#) 2741 University Avenue; Urban Design Dist. 6; 5th Ald. Dist.: Consideration of an alteration to an approved conditional use in the Commercial Corridor-Transitional (CC-T) District to increase the capacity of an existing outdoor eating area for a restaurant.

14. [55911](#) 2922 Arbor Drive; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 1 (TR-V1) District to construct a detached accessory building exceeding 576 square feet.
15. [55912](#) 4102 Lien Road, 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto repair (car detailing) facility tenant in a multi-tenant commercial building.
16. [55913](#) 4110 Veith Avenue, 18th Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an addition to a single-family residence exceeding 500 square feet.

Note: Item 17 should be placed on file without prejudice at the request of the applicant.

17. [55174](#)

Subdivision

18. [55906](#) Approving the final plat of *Western Addition to 1000 Oaks* on land generally addressed as 10024 Valley View Road; 9th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- 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
- 6932 Manufacturers Drive & 3750 Hoepker Road - Demolition Permit and Certified Survey Map Referral - Demolish single-family residence and create two revised/expanded industrial lots for package distribution facility campus
- 1208 Chandler Street - Conditional Use - Construct detached garage exceeding 10% of lot area 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 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

- 2222 E. Washington Avenue - Conditional Use - Construct addition to East High School

- 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
- 506-518 E. Wilson Street - PD to Amended PD(GDP-SIP) and Demolition Permit - Demolish four commercial buildings to construct a mixed-use building with 11,000 square feet of commercial space, 153 apartments and 220 auto parking stalls
- 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

ANNOUNCEMENTS**ADJOURNMENT**