



# 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, July 29, 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

### SPECIAL ITEM OF BUSINESS

- Election of Plan Commission Chair and Vice Chair

### 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 JULY 8, 2019 MEETING

July 8, 2019: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

August 12, 26 and September 16, 2019

**ADDITIONAL SPECIAL ITEM OF BUSINESS**

- Appointment of Plan Commission representatives to the Transportation Policy and Planning Board and Joint Campus Area Committee

**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. [56648](#) Authorizing the Mayor and City Clerk to enter into an Early Attachment and Revenue Sharing Agreement with the Town of Madison to facilitate the attachment and redevelopment of the portion of the parcel located at 30 Nob Hill Road in the Town.

**NEW BUSINESS**

2. [53646](#) Planning Division update on the amended Nelson Neighborhood Development Plan

**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 3-6 should be referred to the August 12, 2019 Plan Commission meeting at the request of the applicant.

3. [56288](#) 2ND 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.
4. [55916](#) 223 S. Pinckney Street, 4th Ald. Dist.: Consideration of a demolition permit to demolish the Government East parking garage

5. [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.
6. [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.
7. [56458](#) Creating Section 28.022 -- 00392 of the Madison General Ordinances to change the zoning of property located at 2540 E. Mifflin Street, 12th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to LMX (Limited Mixed-Use) District.

Note: Items 8-10 should be referred to the August 26, 2019 Plan Commission meeting at the request of the applicant, pending a recommendation by the Urban Design Commission.

8. [56461](#) Creating Section 28.022 - 00393 of the Madison General Ordinances to amend a Planned Development District at property located at 6810-6834 Milwaukee Street, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00394 to amend a Planned Development District to approve a Specific Implementation Plan.
9. [56462](#) Creating Section 28.022 - 00395 of the Madison General Ordinances to amend a Planned Development District at property located at 1 Wind Stone Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00396 to amend a Planned Development District to approve a Specific Implementation Plan.
10. [56463](#) Creating Section 28.022 - 00397 of the Madison General Ordinances to amend a Planned Development District at property located at 45 Wind Stone Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00398 to amend a Planned Development District to approve a Specific Implementation Plan.

#### **Conditional Uses / Demolition Permits**

11. [56132](#) 4626 Dutch Mill Road; Urban Design Dist. 1; 16th Ald. Dist.: Consideration of a conditional use to exceed the maximum automobile parking allowed for a contractor's office.

Note: Item 12 should be referred to the August 12, 2019 Plan Commission meeting at the request of the applicant.

12. [56127](#) 2262 Winnebago Street; 6th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a restaurant-nightclub; consideration of a conditional use in the NMX District for an outdoor eating area for a restaurant-nightclub.

13. [56388](#) 711 State Street; 8th Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) zoning district for a walk-up service window within ten (10) feet of the public right of way.
14. [56389](#) 4800 Buckeye Road; 15th Ald. Dist.: Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence.
15. [56390](#) 1210 Troy Drive; 18th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct a detached garage exceeding 800 square feet; consideration of a conditional use in SR-C1 zoning to allow an accessory dwelling unit.
16. [56391](#) 4517 E. Buckeye Road; 16th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct an addition to a detached garage to exceed 800 square feet; consideration of a conditional use in SR-C1 zoning for a home occupation located outside the principal residence.

#### Land Division

17. [56392](#) 3750 Hoepker Road; 17th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a private parking facility.

### BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### Upcoming Matters - August 12, 2019

- Report of the Urban Forestry Task Force
- Zoning Text Amendment regarding exemptions of solar energy systems from Conditional Use and Planned Development Requirements
- 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
- 5817 Cottage Grove Road - Demolition Permit - Demolish single-family residence with no proposed future use
- 5781 Cottage Grove Road - Demolition Permit - Demolish single-family residence with no proposed future use
- 815 Big Stone Trail - Conditional Use- Construct a single-family home exceeding 10,000 square feet in area
- 2817 E. Washington Avenue - Conditional Use - Allow limited production and processing
- 609 Vera Court - Conditional Use - Convert dwelling unit into management office for residential building complex

**Upcoming Matters - August 26, 2019**

- 6810-6834 Milwaukee Street - Amended PD (GDP-SIP) to construct three apartments with 196 total units
- 1 Wind Stone Drive - Amended PD (GDP-SIP) to construct 44-unit apartment building
- 45 Wind Stone Drive - Amended PD (GDP-SIP) to construct seven-unit townhouse building
- 8549-8557 Elderberry Road - Amended PD (GDP-SIP) to construct two-family twin residences
- 1224 S. Park Street - Demolition Permit - Demolition commercial building to construct two-story building
- 9510 Watts Road and 604 Feather Sound Drive - Zoning Map Amendment, Demolition Permit, and Conditional Use to raze single family residence to construct three buildings with 189 apartments
- 5210 Siggelkow Road - Conditional Use - Convert four-resident adult family home into 15-resident community living arrangement
- 556 Chatham Terrace - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 301 Troy Drive - Conditional Use - Construct addition to the Mendota Juvenile Treatment Center
- 6226 N. Highlands Avenue - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 3116 Commercial Avenue - Conditional Use - Construct outdoor eating area for an existing nightclub
- 2019 Fisher Street - Conditional Use - Establish a school and place of worship in an existing building

**ANNOUNCEMENTS****ADJOURNMENT**