



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, August 26, 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.**

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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 AUGUST 12, 2019 REGULAR MEETING

August 12, 2019: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

September 16 and October 14, 28, 2019

Agenda continues on the next page >>

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.

Subdivision

1. [56942](#) Approving the final plat of *Vang Homesites* on land addressed as 3600 Portage Road; 17th Ald. Dist.

Conditional Use & Demolition Permits

Note: Item 2 should be referred to September 16, 2019 pending a recommendation by the Urban Design Commission.

2. [56546](#) 1224 S Park Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building to construct a 2-story building with 19,700 square feet of commercial space and 70 auto parking stalls in Urban Design Dist. 7.

Note: Item 3 should be referred to September 16, 2019 at the request of the applicant.

3. [56790](#) 5210 Siggelkow Road; 16th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a community living arrangement with between 9-15 residents to allow a four-resident adult family home into a 15-resident community living arrangement.
4. [56792](#) 556 Chatham Terrace; 11th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence.
5. [56798](#) 301 Troy Drive; 18th Ald. Dist.: Consideration of a conditional use in the Campus-Institutional (CI) District for construction of greater than 4,000 square feet of floor area in a five-year period on a campus without an adopted master plan to construct an addition to the Mendota Juvenile Treatment Center.
6. [56799](#) 6226 N Highlands Avenue; 19th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence.
7. [56800](#) 3116 Commercial Avenue; 15th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for an outdoor eating area for an existing nightclub.

8. [56801](#) 2019 Fisher Street; 14th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for a school in an existing place of worship.

Zoning Text Amendments

9. [56690](#) Amending Sections 28.098(6), 28.151 and 28.183(8) and (10) of the Madison General Ordinances to exempt the installation of solar energy systems from the conditional use and planned development alteration requirements.
10. [56981](#) 2nd SUBSTITUTE Amending Sections 28.097(2) and (3) of the Madison General Ordinances to require conditional use approval in the Campus-Institutional District for the establishment, improvement, or modification exceeding 4,000 square feet in area on a zoning lot of any primary use and to require conditional use approval for the establishment, improvement, or modification of identified secondary uses.

Zoning Map Amendments & Related Requests

Note: Items 11-13 are related and should be referred to October 28, 2019 pending a recommendation by the Urban Design Commission

11. [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.
12. [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.
13. [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.
14. [56839](#) Repealing Section 28.022 - 00117 of the Madison General Ordinances adopting the Campus Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School.

Note: Item 14 has generated a significant number of public comments related to the request. Due to the volume of comments, copies of those comments have not been provided to the Plan Commission with their printed materials for this meeting. However, all of the comments received may be found under the "Public Comments" attachment in the legislative file (ID 56839). The Plan Commission is encouraged to review those comments in advance of the meeting.

15. [56865](#) Creating Section 28.022 - 00401 of the Madison General Ordinances to amend a Planned Development District for property located at 8549-8557 Elderberry Road, 9th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00402 to approve a Specific Implementation Plan.

Note: Items 16-18 are related and should be considered together

16. [56866](#) Creating Section 28.022-00403 of the Madison General Ordinances to change the zoning of property located at 9502 Watts Road, 9th Aldermanic District, from TR-P (Traditional Residential - Planned) District to CC-T (Commercial Corridor - Transitional) District and amending the TR-P zoning master plan for the "Acacia Ridge" subdivision.
17. [56548](#) 9502-9510 Watts Road; 9th Ald. Dist.: Consideration of a demolition permit to allow the single-family residence at 645 South Point Road to be demolished; consideration of conditional uses in the Commercial Corridor-Transitional (CC-T) and Traditional Residential-Planned (TR-P) zoning districts for multi-family dwellings with eight (8) or more units; consideration of conditional uses in the CC-T and TR-P districts for a residential building complex with three buildings containing 189 apartments and flex space; and consideration of conditional uses in the CC-T and TR-P districts for outdoor recreation for the complex.
18. [56577](#) Approving a Certified Survey Map of property owned by FMI Development, LLC located at 9502 and 9510 Watts Road; 9th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - September 16, 2019

- 9604 Wilrich Street - Conditional Use Alteration - Amended plans for residential building complex to increase density of fourth/last building from 32 units to 45
- 9702 Watts Road - Conditional Use - Construct a residential building complex with 108 apartments in three buildings and 10 townhouse units in two buildings (Lot 2, 1000 Oaks)
- 3840 Maple Grove Drive - Revised A to TR-C3, TR-U1, CN, and PR, Revised Preliminary Plat and Final Plat of FRED-Maple Grove Drive, creating three lots for future multi-family development, one outlot for future development, one outlot for public parkland, two outlots to be dedicated for stormwater mgmt. and two outlots to be dedicated for greenway
- 6510 Cottage Grove Road - Conditional Use - Construct auto service station and convenience store with accessory car wash
- 2012 Fisher Street - Conditional Use - Add elementary school classrooms to building with existing daycare center
- 2011 Van Hise Avenue - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C2 zoning
- 30 Nob Hill Road - Demolition Permit - Demolish auto repair station with no proposed use

- 408 W Gorham Street - Conditional Use - Convert restaurant-tavern into restaurant-nightclub
- 2711 Waunona Way - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 3230 Larsen Road - Development Approval - Construct reception hall in the Town of Blooming Grove (future City of Madison)
- 6501-6505 Seybold Road - Extraterritorial Certified Survey Map to create two commercial lots in Town of Middleton

- Upcoming Matters - October 14, 2019

- 2340 Winnebago Street & 2305-2311 E Washington Avenue - Demolition Permit and TR-V1 and PD to Amended PD (GDP-SIP) - Demolish commercial building and two single-family residences to construct four-story mixed-use building with 20,500 sq. ft. daycare center and 38 apartments
- 630 E Washington Avenue - Demolition Permit and Conditional Use - Demolish mission house building and auto sales facility to construct five-story building with a mission house, rooming house, counseling services, health services and place of worship, and a separate three-story, 40-unit apartment building

ANNOUNCEMENTS

ADJOURNMENT