



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, September 16, 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 AUGUST 26, 2019 REGULAR MEETING

August 26, 2019: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

October 14, 28 and November 11, 25, 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. [57227](#) Authorizing the Mayor and City Clerk to execute a lease with Collegiate Gothic Associates Limited Partnership et al. allowing for the continued use of a portion of the City-owned transportation corridor parcel located at 650 West Washington Avenue for parking purposes. (8th A.D.)

2. [57228](#) Authorizing the Mayor and City Clerk to execute a lease with MDI Regent Madison Hotel, LLC allowing for the use of a portion of the City-owned transportation corridor parcel located at 650 West Washington Avenue for private open space, walkway, storm sewer and landscaping purposes. (8th A.D.)

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 Amendment & Related Request

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

3. [54503](#) Creating Section 28.06(2)(a)00364 of the Madison General Ordinances to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A (Agricultural) District to TR-C3 (Traditional Residential-Consistent 3) District; creating Section 28.06(2)(a)00365 to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; creating Section 28.06(2)(a)00366 to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A (Agricultural) District to CN (Conservancy) District; and creating Section 28.06(2)(a)00367 to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A to PR (Parks and Recreation) District.

4. [57120](#) Approving the revised preliminary plat and final plat of *FRED Maple Grove Drive* on land generally addressed as 3840 Maple Grove Drive; 7th Ald. Dist.

Conditional Use & Demolition Permits

5. [56394](#) 9604 Wilrich Street; 9th Ald. Dist.: Consideration of a conditional use for a multi-family dwelling with more than eight units in the Suburban Residential-Varied (SR-V2) District; consideration of a major alteration to an approved conditional use-residential building complex in SR-V2 zoning, all to increase the allowed density of the development from 145 units to 158 units in four apartment buildings.
6. [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 7 should be referred to October 14, 2019 at the request of the applicant

7. [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.

Note: Item 8 should be referred to October 14, 2019 at the request of the applicant

8. [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.
9. [56817](#) 9702 Watts Road; 9th Ald. Dist.: Consideration of a conditional use for a multi-family dwelling with more than eight units in the Suburban Residential-Varied (SR-V2) District; consideration of a conditional use in the SR-V2 District for accessory outdoor recreation; and consideration of a conditional use-residential building complex in SR-V2 zoning, to construct a development with 108 apartment units in three buildings, 10 townhouse units in two buildings, and shared outdoor recreation uses.
10. [57100](#) 6510 Cottage Grove Road; 3rd Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional District (CC-T) for an auto service station; consideration of a conditional use in the CC-T District for a convenience store; and consideration of a conditional use in the CC-T District for a car wash, all to construct an auto service station and convenience store with accessory car wash.
11. [57101](#) 2012 Fisher Street; 14th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 1 District (TR-V1) for a school to allow elementary school classrooms to be added in an existing daycare.

12. [57102](#) 2011 Van Hise Avenue; 5th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District to construct accessory building exceeding 576 square feet.
13. [57103](#) 30 Nob Hill Road; 14th Ald. Dist.: Consideration of a demolition permit to demolish an auto repair station with no proposed use.
14. [57104](#) 408 W Gorham Street; 4th Ald. Dist.: Consideration of a conditional use in the Urban Mixed-Use (UMX) District) to convert a restaurant-tavern into a restaurant-nightclub.
15. [57105](#) 2711 Waunona Way; 14th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence.

Miscellaneous

Note: Item 16 should be referred to October 14, 2019 at the request of the applicant

16. [57106](#) 3230 Larsen Road, Town of Blooming Grove: Consideration of a request to construct a reception hall in satisfaction of the development review provisions in the Town of Blooming Grove and City of Madison Cooperative Plan.

Land Division

17. [56943](#) 6501-6505 Seybold Road, Town of Middleton: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two commercial lots.

Zoning Text Amendment

18. [56981](#) 3rd SUBSTITUTE: Amending Sections 28.097(2) and (3) of the Madison General Ordinances to require conditional use approval in the Campus-Institutional District for uses involving new buildings or additions to existing buildings ~~the establishment, improvement, or modification~~ exceeding 4,000 square feet in ground floor area and for the establishment, improvement, or modification of any use occurring outside an enclosed building ~~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.~~

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 223 S Pinckney Street - Amended PD(SIP) and Certified Survey Map Referral for 253-room Judge Doyle hotel project - Approved on September 3, 2019 subject to Plan

Commission recommendations

Zoning Text Amendment to Amend Secs. 28.098(6), 28.151 and 28.183(8) and (10) to exempt the installation of solar energy systems from the conditional use and planned development alteration requirements - Approved on September 3, 2019 subject to Plan Commission recommendations

- 8549-8557 Elderberry Road - Amended PD(GDP-SIP) to construct two (2) two-family, twin home dwellings - Approved on September 3, 2019 subject to Plan Commission recommendations

- 9502-9510 Watts Road - CC-T and TR-P to CC-T and Amended TR-P and Certified Survey Map Referral for "Edison" apartment development - Approved on September 3, 2019 subject to Plan Commission recommendations

- 3600 Portage Road - Final Plat of Vang Homesites - Approved on September 3, 2019 subject to Plan Commission recommendations

- Upcoming Matters - October 14, 2019

- Amendment to the Nelson Neighborhood Development Plan

- "Mifflandia" Area Plan

- 2219 Monroe Street and 1000 Edgewood College Drive - Repealing the CI zoning master plan for the Edgewood Campus (College, High School and Campus School) on their request

- 2340 Winnebago Street and 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

- 5454 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel

- 4102 Monona Drive - Conditional Use - Allow restaurant-tavern in multi-tenant commercial building with outdoor eating area

- 1815 E Washington Avenue - Conditional Use - Allow incidental alcohol sales at a general retail establishment (chocolatier)

- Upcoming Matters - October 28, 2019

- Review of the white paper titled "Equitable Development in Madison: An assessment of factors contributing to displacement and gentrification"

- 6810-6834 Milwaukee Street - 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 44-unit apartment building

- 45 Wind Stone Drive - PD to Amended PD(GDP-SIP) - Construct townhouse building with seven units

- 4602 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish grocery store to construct four-story mixed-use building with 10,000 sq. ft. of commercial space and 65 apartments and detached five-unit townhouse building

- 5130 High Crossing Blvd. - Conditional Use - Construct four-story, 95-room hotel in a planned multi-use site

- 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