



# City of Madison

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

## Agenda - Amended PLAN COMMISSION

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Monday, October 14, 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 SEPTEMBER 16, 2019 MEETING

September 16, 2019: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: October 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. [57431](#) Authorizing the acceptance of ownership from the Sunset Village Community Association of a "Little Free Library" located in Sunset Park at 4129 N Sunset Court. (11th AD)
2. [57435](#) Authorizing the acceptance of ownership from the Birchwood Point Neighborhood Association of a "Little Free Library" located in Sugar Maple Park at 252 Sugar Maple Lane. (9th AD)

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

3. [57540](#) Relief from conditions of gifts and dedication per Section 66.1025(1) Wisconsin Statutes, of Outlots 24, 25, 28 and 29, Southern Addition to Birchwood Point for the replatting a portion of the development, being located in the Southeast ¼ of the Southeast ¼ of Section 29, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)
4. [57541](#) Discontinuing and vacating multiple public unimproved street right-of-ways within the plat of Southern Addition to Birchwood Point to allow the replatting of a portion the development, being located in the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)
5. [57561](#) Authorizing the acceptance of a Permanent Limited Easement for Municipal Transit Purposes across a portion of the property located at 201 Junction Road. (9th AD)

## **NEW BUSINESS**

6. [56838](#) Adopting the Mifflandia Neighborhood Plan as a supplement to the Comprehensive Plan and the Downtown Plan and directing staff to implement the recommendations contained in the plan.
7. [56970](#) Adopting an amendment to the Nelson Neighborhood Development Plan to provide updated recommendations and updated boundary
8. [57574](#) Authorizing the City of Madison Planning Division to prepare the Reiner 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.

**Conditional Use & Demolition Permits**

9. [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.
10. [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.
11. [57317](#) 4102 Monona Drive; 15th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a restaurant-tavern, and consideration of a conditional use in the NMX District for an outdoor eating area, all to allow a restaurant in a multi-tenant commercial center to be converted into a restaurant-tavern with outdoor eating area.
12. [57318](#) 1815 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for incidental alcohol sales at a general retail establishment.
13. [54396](#) 5454 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a demolition permit to allow a single-family residence to be demolished; consideration of a conditional use for a new single-family residence to be constructed on a lakefront property; and consideration of a conditional use to construct a building or structure with floor area exceeding 10,000 sq. ft. in the TR-C1 (Traditional Residential-Consistent 1) District.

Note: Item 13 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 54396). The Plan Commission is encouraged to review those comments in advance of the meeting.

**The agenda continues on the next page >>**

### Zoning Map Amendments & Related Requests

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

14. [57441](#) Creating Section 28.022 - 00404 and Section 28.022 - 00405 of the Madison General Ordinances to change the zoning of properties located at 2340 Winnebago Street and 2305-11 East Washington Avenue, 6th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) and PD (Planned Development) Districts to Amended PD (GDP-SIP) (Planned Development (General Development Plan - Specific Implementation Plan) District
  
15. [57107](#) 2340 S. Winnebago Street and 2305-2311 E. Washington Avenue; 6th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building and two single-family residences as part of a Planned Development approval for a mixed-use building.

Note: Item 16 should be referred to October 28, 2019 at the request of the property owners.

16. [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.

### Miscellaneous

17. [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.

### BUSINESS BY MEMBERS

- Memo from Chairperson Zellers dated October 14, 2019: Big Picture Responsibilities of the Plan Commission

- Article: "Just What Is the Job of a Planning Commissioner?" by Wayne Senville

### SECRETARY'S REPORT

- 2020 Plan Commission/ Urban Design Commission Schedule

- Recent Common Council Actions

- Zoning Text Amendment - Amending Section 28.097 of the Zoning Code relating to various provisions in the Campus-Institutional (CI) District - Adopted with Plan Commission recommendation on October 1, 2019

- 3840 Maple Grove Drive - A to TR-C3, TR-U1, CN, and PR, Revised Preliminary Plat and Final Plat of FRED-Maple Grove Drive subdivision - Adopted with Plan Commission

recommendation on October 1, 2019

**- Upcoming Matters - October 28, 2019**

- Accepting 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 bldg. with 10,000 sq. ft. of commercial space and 65 apartments and detached five-unit townhouse bldg.
- 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
- 5130 High Crossing Blvd. - Conditional Use - Construct four-story, 95-room hotel in a planned multi-use site
- 931 E Main Street - Conditional Use to add nightclub and tasting room uses to existing distillery
- 5646 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront lot

**- Upcoming Matters - November 11, 2019**

- 30 Nob Hill Road - Attachment and Rezoning to SE - Attach property from Town of Madison and assign permanent SE zoning
- 2425 S Stoughton Road - Conditional Use - Establish indoor recreation tenant (indoor golf) in multi-tenant commercial building with incidental alcohol sales
- 4706 E Washington Avenue - Conditional Use - Allow auto repair facility (battery installation) in multi-tenant commercial building

**ANNOUNCEMENTS**

**ADJOURNMENT**