



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, November 11, 2019

5:30 PM

215 Martin Luther King, Jr. Blvd.
Room 153 (Madison Municipal 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 OCTOBER 28, 2019 REGULAR MEETING

October 28, 2019: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: November 25 and December 9, 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. [57840](#) Authorizing the City's execution of a Private Storm Water Easement for the benefit of Tyler D. Leeper and Katherine D. Holt across a portion of a City-owned parcel located at 826 West Shore Drive for the installation of a private storm water sewer lateral. (13th AD)
2. [57952](#) Authorizing the execution of a Right of Entry and a Conveyance of Rights in Land by the City of Madison in favor of the City of Fitchburg in connection with Transportation Project Plat No. 19-3488-4.10, Relocation Order North Fish Hatchery Road (CTH D), (CTH PD (McKee Road) - Madison Beltline) reconstruction project. (14th AD)
3. [57995](#) Authorizing the Mayor and City Clerk to execute a lease with Mullins Family, LLC and Washington Gilman Limited Partnership, allowing for the use of portions of City-owned transportation corridor properties located at 94 S Dickinson St. and 189 S Baldwin St. and a part of inactive E. Main St. right-of-way for private parking purposes. (6th A.D.)
4. [57998](#) Authorizing the Mayor and City Clerk to execute a lease with Jonathan Darrel Braden allowing for the use of the City-owned transportation corridor parcel located at 176 South Fair Oaks Street for an existing private driveway, boundary fence, and yard area. (6th A.D.)

NEW BUSINESS

5. [57900](#) Authorizing the City of Madison Planning Division to prepare the Odana and Greater East Towne Area Plans
6. [57908](#) Amending Section 15.02(58), creating Section 15.02(147), and amending Section 15.03(8) of the Madison General Ordinances to amend the legal description of Ward 58, create Ward 147, and add Ward 147 to Aldermanic District 8.
7. [56845](#) Accepting the white paper titled "Equitable Development in Madison: An assessment of factors contributing to displacement and gentrification"

Note: Copies of the white paper were provided to the Plan Commission with their September 16, 2019 meeting materials; it is also attached to the legislative file.

SPECIAL ITEM OF BUSINESS

8. [58107](#) Oscar Mayer Special Area Plan Update

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 & Related Requests

9. [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.
- Reminder: The Plan Commission closed the public hearing and referred this matter at its August 26, 2019 meeting.
- Note: This item 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 have been attached to the legislative file (ID 56839). Comments received for the August 26, 2019 meeting may be found at the "Public_Comments_PC_8-26-19.pdf" link. Comments received since may be found at the "Public_Comments_PC_11-11-19.pdf" link. The Plan Commission is encouraged to review those comments in advance of the meeting.
10. [57745](#) Creating Section 15.01(611) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 14th Aldermanic District the 30 Nob Hill, LLC Attachment; creating Section 15.02(146) of the Madison General Ordinances to assign the attached property to Ward 146; amending Section 15.03(14) to add Ward 146 to Aldermanic District 14; and creating Section 28.022 - 00406 to zone the property SE (Suburban Employment) District.

Conditional Use & Demolition Permits

11. [57657](#) 2425 S Stoughton Road; 16th Ald. Dist.: Consideration of a conditional use for indoor recreation in the Suburban Employment (SE) District to allow indoor golf in a multi-tenant commercial building with incidental alcohol sales.
12. [57658](#) 4706 E Washington Avenue, 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto repair facility (battery installation) tenant in a multi-tenant commercial building.
13. [57108](#) 630-648 E Washington Avenue and 12 N Blount Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish an existing mission house building and auto sales facility; consideration of a conditional use in the Traditional Employment (TE) District for a mission house; consideration of a conditional use in the TE District for community/counseling services;

consideration of a parking reduction; and consideration of a conditional use in the TE district for multi-family dwellings, all to allow construction of a five-story building with a mission house, counseling services, health services and a place of worship along E Washington Avenue, and a separate three-story, 44-unit apartment building along E Mifflin Street.

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 57108). The Plan Commission is encouraged to review those comments in advance of the meeting.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - November 25, 2019

- (Tentative) Presentation by Madison Metropolitan School Dist. staff on projects related to a potential 2020 capital referendum
- Zoning Text Amendment - Create Sec. 28.071(2)(d), and amend Secs. 28.28.0o74(3), 28.075(3), 28.076(3), 28.078(2), and 28.079(2) to map specified setbacks in the Downtown and Urban Districts
- Zoning Text Amendment - Create Section 28.183(6)(a)17. to create a conditional use standard for projections into the capitol view height area.
- 1212 Huxley Street - Demolition Permit and Conditional Use - Demolish credit union to construct four-story mixed-use bldg. with 2,000 sq. ft. of commercial space and 50 apartments and four-story, 62-unit apartment building
- 4278 Vilas Hope Road - Extraterritorial Certified Survey Map - Create one residential lot and one agricultural lot in Town of Cottage Grove

- Upcoming Matters - December 9, 2019

- 9620 Brader Way, et al - PD to SE, NMX, TR-U1, and PD (GDP-SIP) - Rezone Blackhawk Church Town Center to conventional zoning districts, except for church campus, which will be zoned into a new, smaller PD district
- 636 W Washington Avenue - Demolition Permit and Conditional Use - Demolish auto service station and mixed-use building to construct five-story mixed-use building with 7,500 sq. ft. of commercial space and 51 apartments
- 910 Oscar Avenue - Certified Survey Map Referral - Create four industrial lots
- 4918 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 1133 Williamson Street - Conditional Use - Construct outdoor eating area for a restaurant-tavern
- 3201 Latham Drive - Conditional Use - Convert existing building into daycare

ANNOUNCEMENTS

ADJOURNMENT