



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, August 12, 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 JULY 29, 2019 REGULAR MEETING

July 29, 2019: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

August 26 and September 16, 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. [56841](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across portions of property located at 201 Garrison Street and 181 S. Fair Oaks Avenue. (6th A.D.)
2. [56842](#) Authorizing the execution of a Gas Regulator Easement to Madison Gas and Electric Company across a portion of City-owned land located at 126 Glenway Street (Water Utility Reservoir #106). (5th A.D.)
3. [56867](#) Authorizing the execution of a Gas Regulator Easement to Madison Gas and Electric Company across a portion of City-owned land located at 4801 Sycamore Avenue. (15th A.D.)
4. [56887](#) Authorizing the execution of an Underground Electric and Gas Main Easement to Madison Gas and Electric Company across a portion of the Olbrich Gardens' property located at 3330 Atwood Avenue. (6th A.D.)

NEW BUSINESS

5. [55206](#) Accepting the final report and recommendations from the Urban Forestry Task Force.
6. [56633](#) Authorizing the update of the South Madison Neighborhood 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

7. [56127](#) 2262 Winnebago Street; 6th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a theater, assembly hall, concert hall; conditional use for a restaurant-nightclub (Incidental Use); and consideration of a conditional use in the NMX District for an outdoor eating area.

Note: Item 8 should be referred to September 16, 2019 pending a recommendation by the Urban Design Commission

8. [56394](#) 9604 Wilrich Street; 9th Ald. Dist.: Consideration consideration of a conditional use for a multi-family dwelling with more than eight units in the Traditional Residential-Urban 1 (TR-U1) District; consideration of a major alteration to an approved conditional use-residential building complex in TR-U1 zoning, all to increase the allowed density of the project from 145 units to 158 units in four apartment buildings.
9. [56395](#) 2830 Dryden Drive; 12th Ald. Dist.: Consideration of a demolition permit to allow an office building to be demolished; consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling with eight (8) or more dwelling units; consideration of a conditional use in the CC-T District for a building exceeding 25,000 square feet of floor area for an individual establishment; and consideration of a conditional use to allow construction of a new commercial building in a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use, all to allow construction of a 27-unit apartment building.
10. [56396](#) 828 E. Main Street; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a reception hall.
11. [56542](#) 5817 Cottage Grove Road; 16th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence with no proposed use.
12. [56543](#) 5781 Cottage Grove Road; 16th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence with no proposed use.
13. [56544](#) 815 Big Stone Trail; 9th Ald. Dist.: Consideration of a conditional use to construct a single-family residence exceeding 10,000 square feet in floor area in the SR-C1 (Suburban Residential-Consistent 1) District.
14. [56545](#) 2817 E. Washington Avenue; 6th Ald. Dist.: Consideration of a conditional use to allow limited production and processing at food and related goods sales business in CC-T zoning.
15. [56583](#) 609 Vera Court; 18th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Varied 1 (SR-V1) District for a residential services office for an existing residential building complex.

Zoning Map Amendment & Related Requests

Note: Items 16-19 are related and should be considered together.

16. [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.

17. [55916](#) 223 S. Pinckney Street, 4th Ald. Dist.: Consideration of a demolition permit to demolish the Government East parking garage
18. [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.
19. [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.

Zoning Text Amendments

Note: Item 20 should be referred to August 26, 2019 at the request of staff

20. [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.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 2540 E. Mifflin Street - TR-C4 to LMX to allow place of worship, massage therapy and professional offices in existing building - Adopted with Plan Commission recommendation at the August 6, 2019 Common Council meeting

- Upcoming Matters - August 26, 2019

- 6810-6834 Milwaukee Street - PD to Amended PD(GDP-SIP) to construct three apartment buildings with 196 total units
1 Wind Stone Drive - PD to Amended PD(GDP-SIP) to construct 44-unit apartment building
- 45 Wind Stone Drive - PD to Amended PD(GDP-SIP) to construct townhouse building with seven units
- 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
- Zoning Text Amendment - Create Secs. 28.097(2)(d) and (e) to require institutions in CI zoning without an approved master plan to get conditional use approval for open or enclosed Stadiums, Auditoriums, Arenas, Indoor or Outdoor Sports Recreational Facilities, and Agricultural Uses and for the installation of stadium lighting, amplified sound, and the establishment or expansion of outdoor seating over a specified capacity
- 8549-8557 Elderberry Road - PD to Amended PD(GDP-SIP) to construct two (2) two-family, twin home dwellings
- 9510 Watts Road and 604 Feather Sound Drive - CC-T and TR-P to CC-T and Amended TR-P, Demolition Permit and Conditional Use- Demolish single-family residence at 645

South Point Road; construct three buildings with 189 apartments and flex space; and amend Acacia Ridge TR-P plan

- 1224 S. Park Street - Demolition Permit - Demolish a commercial building to construct a two-story building with 19,700 sq. ft. of commercial space and 70 auto parking stalls in Urban Design Dist. 7

- 3600 Portage Road - Final Plat of Vang Homesites, creating 11 lots for two-family residences, one outlot for public stormwater management, and one outlot for private gardens

- 5210 Siggelkow Road - Conditional Use to convert a four-resident adult family home into a 15-resident community living arrangement (CLA)

- 556 Chatham Terrace - Demolition Permit to demolish single-family residence and construct new single-family residence

- 301 Troy Drive - Conditional Use to construct an addition to the Mendota Juvenile Treatment Center (MJTC)

- 6226 N. Highlands Avenue - Demolition Permit to demolish single-family residence and construct new single-family residence

- 3116 Commercial Avenue - Conditional Use for an outdoor eating area for an existing nightclub

- 2019 Fisher Street - Conditional Use for a school and place of worship in an existing building

- 3285 Nelson Road - Create four residential lots in the Town of Burke

- 6501-6505 Seybold Road - Create two commercial lots in the Town of Middleton

- Upcoming Matters - September 16, 2019

- 9702 Watts Road - Conditional Use to construct a residential building complex with 108 apartments in three buildings and 10 townhouse units in two buildings (Lot 2, 1000 Oaks)

ANNOUNCEMENTS

ADJOURNMENT