



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, January 13, 2020

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 DECEMBER 9, 2019 REGULAR MEETING

December 9, 2019: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: January 27 and February 10, 24, 2020

Special Plan Commission Work Session: Thursday, February 20, 2020; time and location to be announced

SPECIAL ITEM OF BUSINESS

1. [58948](#) Planning Division update on the Reiner Neighborhood Development Plan

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.

2. [58616](#) Authorizing the first amendment to the Center for Industry & Commerce Amended and Restated Declaration of Covenants, Conditions, and Restrictions, to revise and update provisions related to storm water contained therein. (17th A.D.)
3. [58875](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of David L. Stein and Jennifer Grantham Stein Revocable Trust to allow private improvements within an existing platted Easement for All Public Uses upon the property located at 6226 N. Highlands Avenue. (19th A.D.)
4. [58879](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Judith Voit Underwood for the City's acquisition of the property located at 3461 Milwaukee Street for the expansion of Sherry (O.B.) Park. (15th AD)
5. [58880](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Parthy Schachter and Aviv Kammay for the City's acquisition of the property located at 3465 Milwaukee Street for the expansion of O.B. Sherry Park.

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

Note: Item 6 was withdrawn by the applicant. Staff recommends that the proposed zoning map amendment be placed on file without prejudice.

6. [56465](#) Creating Section 28.022 - 00399 of the Madison General Ordinances to approve a Planned Development District at property located at 506-518 E. Wilson St. & 134-148 S. Blair St., 6th Aldermanic District, to approve a General Development Plan, and creating Section 28.022 - 00400 to approve a Specific Implementation Plan.

Note: Items 7 and 8 are related and should be considered together

7. [58472](#) Creating Section 28.022 - 00413 of the Madison General Ordinances to change the zoning of property located at 6225 University Avenue, 19th Aldermanic District, from NMX (Neighborhood Mixed-Use) District to TR-U2 (Traditional Residential - Urban District 2) District.
8. [58231](#) 6225 University Avenue; 19th Ald. Dist.; Urban Design Dist. 6: Consideration of a demolition permit to demolish an office building and; consideration of a conditional use in the [proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling, all to allow construction of a four-story, 53-unit apartment building.

Note: Items 9 and 10 are related and should be considered together

9. [58473](#) Creating Section 28.022 -- 00414 of the Madison General Ordinances to change the zoning of property located at 1835 Wright Street, 12th Aldermanic District, from IL (Industrial - Limited) District to CI (Campus Institutional) District.
10. [58232](#) 1835 Wright Street; 12th Ald. Dist.: Consideration of two conditional uses in a [proposed] Campus-Institutional (CI) District without a Campus Master Plan to establish two secondary uses occurring outside of an enclosed building, to allow a former truck rental facility to be converted into a daycare center and parking lot for Madison College.

Conditional Use & Demolition Permits

11. [58484](#) 5810 Mineral Point Road; 11th Ald. Dist.; Consideration of a demolition permit to demolish an office building and; consideration of a conditional use in the Suburban Employment (SE) District for a building exceeding 68 feet in height, all to allow construction of a new five-story building in an office complex.
12. [58485](#) 5802 Raymond Road; 20th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a building containing two or more uses that exceeds 10,000 square feet of floor area; consideration of a conditional use in the NMX District for a mixed-use building containing eight (8) or more dwelling units; consideration of a conditional use in the NMX District for a building exceeding 40 feet in height; and consideration of a conditional use in the NMX District for a building with less than 75% non-residential ground floor area, all to allow construction of a three-story mixed-use building containing 2,400 square feet of commercial space and 11 apartments.

13. [58486](#) 714 Clark Court; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Filing of Statement of Interest

** Note: Any member of the Commission who has not filed their annual Statement of Interest form with the City Clerk's Office shall file same without further delay. Forms were due on January 7, 2020. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- Repealing the CI zoning master plan for the Edgewood Campus (College, High School and Campus School) on their request - Approved by the Common Council on January 7, 2020
- 9620 Brader Way, et al - Rezone Blackhawk Church Town Center to conventional zoning districts, except for church campus, which will be zoned into a new, smaller PD district - Approved by the Common Council on January 7, 2020 subject to the Plan Commission's recommendation
- Zoning Text Amendment - Amend Secs 28.127(1)(a) and (2), and repeal Secs 28.127(3) and (4) to expand the Alcohol Overlay District, remove the requirement that there be an annual review, and remove the previous sunset provision - Approved by the Common Council on January 7, 2020 subject to the Plan Commission's recommendation
- 1402 S Park Street - CC-T to TSS - Rezone Truman Olson property to facilitate future redevelopment - Approved by the Common Council on January 7, 2020 subject to the Plan Commission's recommendation
- 910 Oscar Avenue - Certified Survey Map Referral to create four industrial lots - Approved by the Common Council on January 7, 2020 subject to the Plan Commission's recommendation

- Upcoming Matters - January 27, 2020

- 4510 Regent Street and 4513 Vernon Boulevard - SE to TR-U2, Demolition Permit and Conditional Use - Demolish two office buildings to construct four-story, 59-unit apartment building
- 209-261 Junction Road - PD to Amended PD(GDP-SIP) - Construct 8,000 sq. ft. multi-tenant commercial building with vehicle access sales and service window
- 1802-1830 Twin Fawn Trail - Preliminary Plat and Final Plat and TR-P Master Plan Amendment - Village at Autumn Lake Replat No. 4, replatting 6 single-family lots and 2 lots to be developed with a two-family twin home into 10 single-family lots
- 9602-9646, 9609-9639 Tawny Acorn Drive, et al - Preliminary Plat and Final Plat of 1000 Oaks, Replat No. 3, replatting 43 single-family lots into 49 single-family lots
- 1027-1029 Vilas Avenue - Demolition Permit and Certified Survey Map Referral - Demolish two-family twin home to create two single-family lots
- 5048 Thorson Road - Extraterritorial Certified Survey Map - Create two residential lots in the Town of Sun Prairie
- 19 N Hancock Street - Conditional Use - Convert three-unit apartment bldg. into housing cooperative with 11 bedrooms

- 1301 Applegate Road - Demolition Permit and Conditional Use - Demolish car wash to construct auto body shop and car wash
- 3630 Milwaukee Street - Demolition Permit – Final Plan Approval - Construct parking and stormwater improvements to replace demolished commercial building

- Upcoming Matters - February 10, 2020

- 7050 Watts Road - Amended PD(GDP) and Certified Survey Map Referral - Amend General Development Plan to add pad site for 10,000 sq. ft. commercial building and divide property into two lots to create lot for pad site development
- 935 W Johnson Street - TR-U2 to CI and Campus Master Plan Amendment - Amend UW-Madison master plan to include parcel with single-family residence. Following amendment, residence will be razed pending future academic building
- 3205 Latham Drive - Conditional Use - Establish animal shelter in existing building
- 944 Williamson Street - Conditional Use - Convert multi-tenant commercial building into credit union w/vehicle access service window
- 6114-6204 Driscoll Drive - Amended TR-P Master Plan - Revise master plan to construct 12 two-family twin homes (24 units)

ANNOUNCEMENTS

ADJOURNMENT