



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, January 27, 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 JANUARY 13, 2020 REGULAR MEETING

January 13, 2020: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: February 10, 24 and March 9, 23, 2020

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

SPECIAL ITEM OF BUSINESS

1. [59195](#) 2019 Planning Division Annual Report

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. [59129](#) Authorizing the City's execution of a Private Storm Sewer Easement for the benefit of Leo Ritter & Co., LLC, across a portion of a City-owned property located at 142 West Corporate Drive for the installation of private storm sewer facilities. (15th AD)

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 Text Amendments

3. [58804](#) Amending Sections 28.072(1) and 28.127(2) of the Madison General Ordinances to add tasting room as a conditional use under the use group "Food and Beverages" in the DC (Downtown Core), UMX (Urban Mixed Use), and as a prohibited use in the Alcohol Overlay District.
4. [58869](#) Amending Section 28.067(3)(a) of the Madison General Ordinances to exempt principal buildings from the Front Yard Set Back requirement as long as other buildings occupy 30% or more of each street frontage on the lot.
5. [58870](#) Amending Sections 28.082(1) and 28.151 of the Madison General Ordinances to allow Clinic-Health and Physical, occupational or massage therapy as permitted uses in the Industrial Limited (IL) Districts with supplemental regulations.
6. [58895](#) SUBSTITUTE Creating Section 9.29, amending Section 28.151, amending and creating portions of Section 28.211 of the Madison General Ordinances to create an annual permit for tourist rooming houses, to amend the supplemental zoning regulations applicable to tourist rooming houses, amend the definition of

Tourist Rooming House and Bedroom, and create a definition for Primary Residence.

Zoning Map Amendments & Related Requests

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

7. [58751](#) Creating Section 28.022 -- 00417 of the Madison General Ordinances to change the zoning of properties located at 4510 Regent Street and 4513 Vernon Blvd., 9th Aldermanic District, from SE (Suburban Employment) District to TR-U2 (Traditional Residential - Urban 2) District.
8. [58489](#) 4510 Regent Street and 4513 Vernon Boulevard; 11th Ald. Dist.: Consideration of a demolition permit to demolish two office buildings 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, 59-unit apartment building.
9. [58754](#) Creating Section 28.022 - 00415 of the Madison General Ordinances to amend a Planned Development District at property located at 209-261 Junction Road, 9th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00416 to amend a Planned Development District to approve a Specific Implementation Plan.

Subdivisions

10. [58666](#) Approving the preliminary plat and final plat of *Village at Autumn Lakes Replat No. 4* on property generally addressed as 1802-1830 Twin Fawn Trail; 17th Ald. Dist.
11. [58667](#) Approving the preliminary plat and final plat of *1000 Oaks Replat No. 3* on property addressed as 9602-9646 and 9609-9639 Tawny Acorn Drive, 903-923 Quaking Aspen Road, 9606-9632 and 9722-9740 Winter Basil Drive, and 902-922 Cherry Bark Road; 9th Ald. Dist.

Conditional Use & Demolition Permits & Related Requests

Note: Item 12 should be referred to February 10, 2020 at the request of the applicant and staff

12. [57807](#) 1212 Huxley Street; 12th Ald. Dist.: Consideration of a demolition permit to demolish a financial institution; consideration of a conditional use to construct a mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use for a multi-tenant building in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a multi-family dwelling with greater than eight (8) units in the CC-T District; all to construct a four-story mixed-use

building with 2,000 square feet of commercial space and 50 apartments and a separate four-story, 62-unit apartment building.

13. [58670](#) 19 N Hancock Street; 2nd Ald. Dist.: Consideration of a conditional use in the Downtown Residential 1 (DR1) District for a housing cooperative.
14. [58671](#) 1301 Applegate Road; 14th Ald. Dist.: Consideration of a demolition permit to demolish a car wash; consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto body shop; and consideration of a conditional use in the CC-T District for a car wash; all to allow construction of a building containing auto body repair and a car wash.
15. [58787](#) 3630 Milwaukee Street, 15th Ald. Dist.: Approval of final plans for a parking lot and stormwater management on a site previously approved for demolition of a commercial building

Note: Items 16 and 17 are related and should be considered together

16. [58668](#) 1027-1029 Vilas Avenue; 13th Ald. Dist.: Consideration of a demolition permit to demolish a two-family dwelling twin home to allow division of the land into two single-family lots.
17. [58669](#) Approving a Certified Survey Map of property owned by Kevin and Colleen Kavanaugh/1027 Vilas, LLC located at 1027-1029 Vilas Avenue; 13th Ald. Dist.

Land Division

18. [58487](#) 5048 Thorson Road, Town of Sun Prairie: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - February 10, 2020

- Oscar Mayer Special Area Plan Update
- 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 to 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 for an animal shelter in existing building
- 944 Williamson Street - Conditional Use(s) to convert multi-tenant commercial building into credit union w/vehicle access service window
- 6114-6204 Driscoll Drive - Amended TR-P Master Plan to revise the master plan for North Addition to Grandview Commons to allow construction of 12 two-family twin homes (24 units)

- Upcoming Matters - February 24, 2020

- 5006 Hammersley Road - SR-C1 and SR-V2 to SR-C1 and SR-C3 and Certified Survey Map to rezone to accommodate future lot for two-family dwelling development
- 1209-1313 Fish Hatchery Road - TR-C2 to CC-T, Demolition Permit and Conditional Use(s) to demolish 11 single-family residences to construct five-story, 180,000 square-foot medical clinic
- 1213-1313 South Street - TR-C2 to CC-T, Demolition Permit and Conditional Use(s) to demolish four single-family residences and a two-family two-unit residence to construct private parking facility
- 849 E Washington Avenue - Conditional Use(s) to convert office space in multi-tenant building into a restaurant-tavern with outdoor eating area in Urban Design Dist. 8
- 126 Langdon Street - Conditional Use(s) to construct seven-story, 88-unit apartment building
- 216 S Pinckney Street - Amended PD (GDP-SIP) and Conditional Use Alteration - Amend Block 88 Planned Development to construct nine stories above the podium to contain 162 residential units and a request for a conditional use alteration for projections into the Capitol View Preservation limit
- 202 N First Street - TE to PD(GDP-SIP) - General Development Plan-Specific Implementation Plan (GDP-SIP) to convert the City's 43,500 sq. ft. Fleet Services Building into the Madison Public Market to include vendor stalls, kitchen/food processing space, event space, etc.

ANNOUNCEMENTS**ADJOURNMENT**