



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, February 10, 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 27, 2020 REGULAR MEETING

January 27, 2020: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Special Plan Commission Work Session: Thursday, February 20, 2020; 5:00-8:00 p.m., Room 153, Madison Municipal Building

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

SPECIAL ITEMS OF BUSINESS

1. [59432](#) Staff Introduction to a potential Electric-Vehicle Charging Ordinance

2. [58107](#) Oscar Mayer Special Area Plan Update

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.

3. [59267](#) Accepting a Permanent Limited Easement for Public Sanitary Sewer Purposes from Mustafa K. Baskaya and Pelin Cengiz across the property located at 4918 Lake Mendota Drive. (19th AD)
4. [59330](#) Authorizing the Mayor and the City Clerk to execute a Release of Public Water Main Easement and accept the grant of a new Public Water Main Easement across a portion of the property located at 5402 Mineral Point Road. (11th 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 Map Amendments & Related Requests

Note: Items 5 and 6 should be referred to a future meeting (no specific date) pending a recommendation by the Urban Design Commission on the amended Planned Development.

5. [59131](#) Creating Section 28.022 - 00418 of the Madison General Ordinances to amend a Planned Development District at property located at 7050 Watts Road, 1st Aldermanic District, to approve an Amended General Development Plan.
6. [57809](#) Approving a Certified Survey Map of property owned by 7050 Watts Road, LLC located at 7050 Watts Road; 1st Ald. Dist.

Note: Item 7 should be referred to March 9, 2019 at the request of the applicant pending an amended application

7. [59133](#) Creating Section 28.022 -- 00419 of the Madison General Ordinances to change the zoning of property located at 935 West Johnson Street, 8th Aldermanic District, from TR-U2 Traditional Residential - Urban District 2) District to CI (Campus Institutional) District.

Conditional Use & Demolition Permits

8. [57807](#) REVISED 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 to allow multi-tenant buildings 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; consideration of a conditional use in the CC-T District for a mixed-use building with less than 75% non-residential ground floor area; consideration in the CC-T District of a building with a street-facing width greater than 40 feet, that at least 75% of the ground-floor frontage facing the primary street be non-residential unless approved as conditional use; all to construct a four-story mixed-use building with 2,000 square feet of commercial space and 55 apartments and a separate four-story, 55-unit apartment building.
9. [58779](#) 3205 Latham Drive; 14th Ald. Dist.: Consideration of a conditional use in the Industrial-General (IG) District for an animal shelter.
10. [58780](#) 944 Williamson Street, 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an accessory vehicle access sales and service window for a financial institution to allow an existing multi-tenant commercial building to be converted into a credit union with a vehicle access sales and service window.
11. [58781](#) 6114-6204 Driscoll Drive; 3rd Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan to allow construction of 12 two-family dwelling-twin homes.

Zoning Text Amendment

12. [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.

This item has generated a significant number of public comments. Due to the volume of comments received, 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 58895). The Plan Commission is encouraged to review those comments and all of the other materials previously provided to the commission in advance of the meeting.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions - January 21, 2020

- 6225 University Avenue - Rezoning from NMX to TR-U2 for future 53-unit apartment building, approved by the Common Council subject to Plan Commission recommendations
- 1835 Wright Street - Rezoning from IL to CI for daycare center and parking for Madison College, approved by the Common Council subject to Plan Commission recommendations

- Recent Common Council Actions - February 4, 2020

- 4510 Regent Street and 4513 Vernon Boulevard - SE to TR-U2 to construct four-story, 59-unit apartment building, approved by the Common Council subject to Plan Commission recommendations
- 209-261 Junction Road - PD to Amended PD(GDP-SIP) to construct 8,000 sq. ft. multi-tenant commercial building with vehicle access sales and service window, approved by the Common Council subject to Plan Commission recommendations
- Preliminary Plat and Final Plat of 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, approved by the Common Council subject to Plan Commission recommendations
- Preliminary Plat and Final Plat of 1000 Oaks, Replat No. 3, replatting 43 single-family lots into 49 single-family lots, approved by the Common Council subject to Plan Commission recommendations
- Zoning Text Amendment - to add "tasting room" as a conditional use under the use group "Food and Beverages" in DC (Downtown Core) and UMX (Urban Mixed Use) dists., and as a prohibited use in the Alcohol Overlay District, approved by the Common Council subject to Plan Commission recommendations
- Zoning Text Amendment - to exempt principal buildings from the Front Yard Setback requirement in CC-T zoning as long as other buildings occupy 30% of more of each street frontage on the lot, approved by the Common Council subject to Plan Commission recommendations
- Zoning Text Amendment to allow Clinic-Health and Physical, occupational or massage therapy as permitted uses in Industrial Limited (IL), approved by the Common Council subject to Plan Commission recommendations

- Upcoming Matters - February 24, 2020

- Presentation by Anna Andrzejewski, Chair of the Landmarks Commission regarding demolition reports
- 5006 Hammersley Road - SR-C1 and SR-V2 to SR-C1 and SR-C3 and Certified Survey Map Referral - Rezone to accommodate future lot for two-family dwelling development
- 1209-1313 Fish Hatchery Rd., 901-917 Midland Street, et al - TR-C2 to CC-T, Demolition Permit and Conditional Use - 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 - Demolish four single-family residences and a two-family two-unit residence to construct private parking facility
- 849 E Washington Avenue - Conditional Use 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 to construct seven-story, 88-unit apartment building
- 216 S Pinckney Street - Amended PD (GDP-SIP) and Conditional Use Alteration to 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

- Upcoming Matters - March 9, 2020

- 9317 Mineral Point Road & 9450 Silicon Prairie Pkwy - A to CC-T, Demolition Permit, Conditional Use and Certified Survey Map - Demolish single-family residence and agricultural bldg.; create four lots; and construct mixed-use bldg. with 13,000 sq. ft. of comm. space and 62 apartments and residential bldg. complex with 265 units in six bldgs. with pool and clubhouse
- 8110-8134 Mid Town Road & 1833-1859 Waldorf Blvd. - PD to Amended PD(GDP-SIP) - Amend Midtown Center General Development Plan and approve Specific Implementation Plan to construct a mixed-use development containing 4,000 sq. ft. of commercial space and 271 apartments in three buildings
- 3840 Maple Grove Drive - Conditional Use - Residential Building Complex to construct 8 townhouse buildings on a lot with 50 total units, an apartment block with 208 total units in 4 buildings, 3 small apartment buildings on a lot with 24 total units, and pool and clubhouse following recording of FRED Maple Grove plat
- 36 West Towne Mall - Demolition Permit and Conditional Use to demolish two-story retail building to construct one-story 83,000 sq. ft. retail building at West Towne Mall
- 6302, 6402-6418 Driscoll Drive - PD to PD(GDP-SIP) to construct a four-unit dwelling on each lot

ANNOUNCEMENTS

ADJOURNMENT