



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, February 24, 2020

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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**\*\*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 FEBRUARY 10, 2020 REGULAR MEETING

February 10, 2020: <http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

Regular Meetings: March 9, 23 and April 13, 27, 2020

### SPECIAL ITEM OF BUSINESS

- Presentation by Anna Andrzejewski, Chair of the Landmarks Commission, regarding demolition reports submitted by the Landmarks Commission to the Plan Commission

## 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. [59123](#) Authorizing the City's execution of an Underground Electric Easement to Madison Gas and Electric for electric service to the Madison Metro Transit Administrative building located at 1101 E. Washington Avenue. (6th A.D.)

## 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

2. [59387](#) Creating Sections 28.022 - 00426 of the Madison General Ordinances to change the zoning of property located at 202 North First Street, 12th Aldermanic District, from TE (Traditional Employment) and CN (Conservancy) Districts to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00427 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.

Note: Items 3-7 are related and should be considered together as one public hearing. Following the hearing, the Plan Commission shall make separate findings and take actions on Items 3 and 4 together, Items 5 and 6 together, and Item 7 (three motions and votes).

3. [59303](#) Creating Section 28.022 -- 00422 of the Madison General Ordinances rezoning property located at 1209-1221 Fish Hatchery Road, 1210-1216 South Street, and 901-917 Midland, 13th Aldermanic District, from TR-C2 (Traditional Residential-Consistent 2) District to CC-T (Commercial Corridor - Transitional) District.

4. [58783](#) 1209-1313 Fish Hatchery Road, 1210-1216 South Street, and 901-917 Midland Street, 13th Ald. Dist.: Consideration of a demolition permit to demolish 11 single-family residences; consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for an individual establishment exceeding 25,000 square feet of floor area; consideration of a conditional use in the CC-T District to construct a building exceeding 68 feet, all to construct a five-story, 180,000 square-foot health clinic.
5. [59304](#) Creating Section 28.022 -- 00423 of the Madison General Ordinances rezoning property located at 1213-1229 South Street, 13th Aldermanic District, from TR-C2 (Traditional Residential-Consistent 2) District to CC-T (Commercial Corridor - Transitional) District.
6. [58784](#) 1213-1313 South Street, 13th Ald. Dist.: Consideration of a demolition permit to demolish four single-family residences and a two-family two-unit residence, and consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for a private parking facility to serve a health clinic located across South Street.
7. [58788](#) Approving a Certified Survey Map of property owned by Wingra Building Corporation (dba SSM Health and affiliated entities) on land addressed as 1209-1313 Fish Hatchery Road, 901-917 Midland Street, 1210-1216 South Street, and 1213-1313 South Street; 13th Ald. Dist.

Note: Items 8 and 9 are related and should be considered together

8. [59305](#) Creating Section 28.022 - 00424 and Section 28.022 - 00425 of the Madison General Ordinances to change the zoning of property located at 5006 Hammersley Road, 10th Aldermanic District, from SR-C1 (Suburban Residential - Consistent 1) District and SR-V2 (Suburban Residential - Varied 2) District to SR-C1 (Suburban Residential - Consistent 1) District and SR-C3 (Suburban Residential - Consistent 3) District.
9. [58782](#) Approving a Certified Survey Map of property owned by 5006 Hammersley, LLC located at 5006 Hammersley Road; 10th Ald. Dist.

Note: Items 10 and 11 are related and should be considered together

10. [59306](#) Creating Section 28.022 - 00420 of the Madison General Ordinances to amend a Planned Development District at property located at 216 S. Pinckney Street, 4th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00421 to amend a Planned Development District to approve a Specific Implementation Plan.
11. [58805](#) 216 S. Pinckney Street; 4th Ald. Dist.: Consideration of a conditional use/conditional use alteration pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit to allow construction of a nine-story addition to an approved mixed-use building.

### Conditional Use & Demolition Permits

Note: Item 12 should be referred to March 9, 2019 at the request of the applicant

12. [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.
13. [58785](#) 849 E Washington Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-tavern to allow space in a multi-tenant commercial building to be converted into a restaurant-tavern with outdoor eating area. [A conditional use request for an outdoor eating area for the restaurant-tavern has been withdrawn by the applicant.]

Note: Item 14 should be referred to a future meeting (no specific date) at the request of the applicant

14. [58786](#) 126 Langdon Street, 2nd Ald. Dist.: Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use to allow outdoor recreation; and consideration of a conditional use to construct two additional stories in Area F of the "Additional Heights Area Map" in MGO Section 28.071(b), all to allow construction of a seven-story, 90-unit apartment building.

### BUSINESS BY MEMBERS

- [57919](#) Plan Commission Business By Members and General Correspondence  
- "Is it time to end single-family zoning?" Medium - February 6, 2020

### SECRETARY'S REPORT

#### - Upcoming Matters - March 9, 2020

- 935 W Johnson Street - TR-U2 to CI, Campus Master Plan Amendment and Demolition Permit - Amend UW-Madison master plan to include parcel with single-family residence to be razed for a future academic building
- 9317 Mineral Point Road and 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 and 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
- Zoning Text Amendment - SUBSTITUTE - Create MGO Section 9.29 and amend

Section 28.151 to create an annual permit for tourist rooming houses, amend the supplemental regulations applicable to tourist rooming houses, amend definition of Tourist Rooming House, and create definition for "Primary Residence"  
- 36 West Towne Mall - Demolition Permit and Conditional Use - 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) - Construct a four-unit dwelling on four platted lots

#### **- Upcoming Matters - March 23, 2020**

- 601 W Dayton Street - Amended PD(SIP) - Construct three-story, 37,350 sq. ft. addition to Kohl Center  
- 5133-5237 University Avenue - Demolition Permit and Conditional Use - Demolish office building and restaurant to construct a mixed-use development containing 6,500 sq. ft. of commercial space and 79 apartments in three buildings  
- 3840 Maple Grove Drive - Conditional Use-Residential Building Complex - 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  
- 4709-4851 Eastpark Blvd. - Preliminary Plat and Final Plat of American Center Eastpark Third Addition, creating three lots for employment uses, one outlot for a private street, and one outlot for private open space  
- 4933 Femrite Drive - Demolition Permit - Demolish single-family residence to allow extension of Dairy Drive  
- 2021 Winnebago Street - Conditional Use to convert commercial building into coffeehouse with limited production and processing of baked goods and coffee  
- 5825 Cottage Grove Road - Demolition Permit to demolish two-family residence to create open space for existing convent

## **ANNOUNCEMENTS**

## **ADJOURNMENT**