



# City of Madison

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

## Agenda - Approved PLAN COMMISSION

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Monday, March 9, 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 20, 2020 SPECIAL MEETING

### MINUTES OF THE FEBRUARY 24, 2020 REGULAR MEETING

<http://madison.legistar.com/Calendar.aspx>

### SCHEDULE OF MEETINGS

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

**NEW BUSINESS**

1. [59575](#) Adopting the Historic Preservation Plan as a supplement to the Comprehensive Plan, directing staff to implement the recommendations contained in the plan, and dissolving the Historic Preservation Plan Advisory Committee.

**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**

2. [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.
3. [59075](#) 36 West Towne Mall and 7301 Mineral Point Road, 9th Ald. Dist.: Consideration of a demolition permit to allow demolition of a two-story commercial building; consideration of a conditional use in the Commercial Center (CC) District for a major alteration to 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; and consideration of a conditional use in the CC District for a multi-tenant building exceeding 40,000 square-feet of floor area, all to allow construction of a one-story, 83,000 square-foot commercial building at West Towne Mall.

**Zoning Map Amendments & Related Requests**

Note: Items 4 and 5 are related and should be considered together

4. [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.
5. [59810](#) 935 W Johnson Street, 8th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence to accommodate a future University of Wisconsin-Madison academic building.

Note: Item 6 should be referred to March 23, 2020 pending a recommendation by the Urban Design Commission

6. [59630](#) Creating Section 28.022 - 00431 of the Madison General Ordinances to amend a Planned Development District at properties located at 6302, 6402-6418 Driscoll Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00432 to amend a Planned Development District to approve a Specific Implementation Plan.

Note: Items 7-9 are related and should be considered together

7. [59633](#) Creating Section 28.022 - 00428 of the Madison General Ordinances to change the zoning of properties located at 9450 Silicon Prairie Parkway and 9301 Mineral Point Road, 9th Aldermanic District, from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor - Transitional) District.
8. [59072](#) 9301-9317 Mineral Point Road and 9450 Silicon Prairie Parkway, 9th Ald. Dist.: Consideration of a demolition permit to demolish two single-family residences and an agricultural building; consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) zoning district for multi-family dwellings with eight (8) or more units; consideration of conditional use in the CC-T District for outdoor recreation; consideration of a conditional use to construct a mixed-use building with greater than 24 dwelling units in the 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 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, including all frontage at a street corner, shall be non-residential unless approved as conditional use, all to construct a four-story mixed-use building with 13,000 square feet of commercial space and 62 apartments and six multi-family dwellings with 268 apartments with pool and clubhouse.
- Note: The conditional use requests for this project were noticed to include proposed vehicle access sales and service windows and as a "residential building complex." However, the Zoning Administrator determined that the project did not meet the definition for a residential building complex, so that conditional use request is no longer applicable. The applicant has also withdrawn their plans for two vehicle access sales and service windows, so that request is no longer pending before the Plan Commission.
9. [59073](#) Approving a Certified Survey Map of property owned by Welton Family, LP located at 9450 Silicon Prairie Parkway and 9317 Mineral Point Road; 9th Ald. Dist.

Note: Item 10 should be referred to March 23, 2020 at the request of the applicant and pending a recommendation by the Urban Design Commission

10. [59635](#) Creating Section 28.022 - 00429 of the Madison General Ordinances to amend a Planned Development District at properties located at 8110-8134 Mid Town Road and 1833-1859 Waldorf Blvd., 1st Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00430 to amend a Planned Development District to approve a Specific Implementation Plan.

#### **Zoning Text Amendment (Public Hearing Recessed on February 10, 2020)**

11. [58895](#) SECOND 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.

Note: 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**

12. [57919](#) Plan Commission Business By Members and General Correspondence
- "What happens when kids help design our cities?" Child in the City - January 9, 2020
  - "What would an age-friendly city look like?" The Guardian - October 10, 2018
  - "Evaluating Your Age-Friendly Community Program - A Step-by-Step Guide" AARP/Portland State University Institute on Aging, October 2014

#### **SECRETARY'S REPORT**

##### **- Recent Common Council Actions**

- 5006 Hammersley Road - Rezoning and Certified Survey Map Referral to accommodate future lot for two-family dwelling development - Approved on March 3, 2020 subject to Plan Commission recommendation
- Rezonings related to new SSM Health clinic and private parking facility along South Street and Fish Hatchery Road - Approved on March 3, 2020 subject to Plan Commission recommendation
- 216 S Pinckney Street - Amended PD (GDP-SIP) for Block 88 to construct nine stories above the podium to contain 162 residential units - Approved on March 3, 2020 subject to Plan Commission recommendation
- 202 N First Street - PD(GDP-SIP) to convert the City's 43,500 sq. ft. Fleet Services Building into the Madison Public Market - Approved on March 3, 2020 subject to Plan Commission recommendation

**- Upcoming Matters - March 23, 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
- 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
- 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
- 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 - Convert commercial building into coffeehouse with limited production and processing of baked goods and coffee
- 5825 Cottage Grove Road - Demolition Permit - Demolish two-family residence to create open space for existing convent
- 1101 Woodward Drive - Conditional Use - Reconstruct Warner Park Beach Shelter

**- Upcoming Matters - April 13, 2020**

- Oscar Mayer Special Area Plan (Tentative)
- 2524 Winnebago Street - PD to PD(SIP) - Approve Specific Implementation Plan to construct five-story mixed-use building with 13,676 sq. ft. of commercial space and 105 apartments at Union Corners
- 3817 Milwaukee Street - Demolition Permit and Conditional Use - Demolish restaurant, auto service station/convenience store, and car wash to construct new auto service station/convenience store and car wash
- 1109-1123 S Park Street - Demolition Permit and Conditional Use - Demolish four commercial buildings to construct three-story mixed-use building with 2,600 sq. ft. of commercial space and 44 apartments in Urban Design Dist. 7
- 1438 Morrison Street - Conditional Use - Construct accessory building exceeding 576 square feet of area and 10% of lot area
- 2122 Luann Lane - Conditional Use - Convert office building into 17-unit apartment building and construct accessory building (garages) exceeding 800 square feet in area
- 110 King Street - Conditional Use - Establish tasting room
- 50 Lansing Street - Demolition Permit - Demolish single-family residence to construct a new single-family residence
- 221 Bram Street - Demolition Permit - Demolish single-family residence with no proposed use

**ANNOUNCEMENTS****ADJOURNMENT**