



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Approved PLAN COMMISSION

*This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

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Monday, April 13, 2020

5:30 PM

**\*\*Via Virtual Meeting\*\***

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**Some or all of the members of the Plan Commission, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.**

**\*\*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.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntauwv, cov ntauwv 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.

The City of Madison is holding this Plan Commission meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic.

1. WRITTEN COMMENTS: You can send comments on agenda items to [planning@cityofmadison.com](mailto:planning@cityofmadison.com)

2. REGISTER BUT DO NOT SPEAK: You can register your support, opposition, or neither support or opposition to an agenda item without speaking at <https://www.cityofmadison.com/comment-plan-commission>.

3. REGISTER TO SPEAK or TO ANSWER QUESTIONS: If you wish to speak at the virtual meeting on an agenda item, you must register. You can register at [www.cityofmadison.com/comment-plan-commission](http://www.cityofmadison.com/comment-plan-commission). When you register to speak, you will be sent an email with the information you will need to join the virtual meeting.

4. WATCH THE MEETING: You can call-in or watch the Plan Commission meeting in several ways:

- Livestream on the Madison City Channel website:  
<https://media.cityofmadison.com/mediasite/showcase>

- Livestream on the City of Madison YouTube Channel:  
<https://www.youtube.com/user/CityofMadison>

- Television: Watch live on Spectrum channel 994 and AT&T U-Verse channel 99
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 468 948 855

You can register at <https://www.cityofmadison.com/comment-plan-commission>. When you register to speak OR answer questions, you will be prompted to provide contact information so that you can be sent an email with the information you will need to join the virtual meeting.

## 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.

1. [60134](#) General Public Correspondence to the Plan Commission  
- Nancy Wiegand re: Trees - March 20, 2020

## MINUTES OF THE MARCH 9, 2020 REGULAR MEETING

## MINUTES OF THE MARCH 23, 2020 CANCELLED MEETING

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

## SCHEDULE OF MEETINGS

Regular Meetings: April 27 and May 11, 18, 2020

## 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. [60082](#) Authorizing the execution of a Release of Drainage Swale Direction Restrictions within Lot 34 of the Plat of Old Sauk Trail Second Addition, together with a

Partial Release of Non-Exclusive Drainage Easement within Lot 63 of the Plat of Old Sauk Trail Sixth Addition. (9th 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 6:00 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 3 and 4 are related and should be considered together

3. [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.
4. [57809](#) Approving a Certified Survey Map of property owned by 7050 Watts Road, LLC located at 7050 Watts Road; 1st Ald. Dist.

Note: Items 5 and 6 are related and should be considered together

5. [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.
6. [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.
7. [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.
8. [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.

**Subdivision**

9. [59520](#) Approving the revised preliminary plat and final plat of The American Center Eastpark Third Addition on property addressed as 4709-4851 Eastpark Boulevard; 17th Ald. Dist.

**Conditional Use, Demolition Permits & Planned Development (PD) Alterations**

10. [59074](#) 3840 Maple Grove Drive, 7th Ald. Dist.: Consideration of a conditional use for a multi-family dwelling with more than eight units in the Traditional Residential-Urban 1 (TR-U1) District; consideration of a conditional use-residential building complex in TR-U1 zoning; and consideration of a conditional use in the TR-U1 District for accessory outdoor recreation, all to construct eight townhouse buildings on a lot with 50 total units, an apartment block with 208 total units in four buildings, three apartment buildings on a lot with 24 total units, and a pool and clubhouse following recording of the *FRED Maple Grove Drive* plat.
11. [59187](#) REVISED - 5133-5237 University Avenue, 19th Ald. Dist.: Consideration of a demolition permit to demolish an office building and restaurant; consideration of a conditional use in the Suburban Employment (SE) zoning district for multi-family dwellings; consideration of a conditional use in the SE District for a dwelling units in a mixed-use building; consideration of conditional use in the SE District for live/work units; and consideration of a conditional use in the SE District for accessory outdoor recreation, all to construct a mixed-use development containing 11,150 square feet of commercial space and 79 apartments in three buildings.
12. [59521](#) 4933 Femrite Drive, 16th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence as part of the extension of Dairy Drive between E Broadway and Femrite Drive.
13. [59522](#) 2021 Winnebago Street, 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shipping Street (TSS) District for limited production and processing of coffee and baked goods in a restaurant.
14. [59523](#) 5825 Cottage Grove Road, 16th Ald. Dist.: Consideration of a demolition permit to allow a two-family residence to be demolished to create open space for a convent and place of worship

Note: Item 15 should be referred to May 11, 2020 pending a recommendation by the Urban Design Commission

15. [59537](#) 3817 Milwaukee Street, 15th Ald. Dist.: Consideration of a demolition permit to demolish an auto service station, convenience store, restaurant, and car wash; consideration of a conditional use in the Commercial Center (CC) District for an auto service station and convenience store; and consideration of a conditional

use in the CC District for a car wash, all to allow an existing auto service station/convenience store, restaurant, and car wash to be razed, and for a new auto service station/convenience store, and car wash to be built as part of a planned multi-use site.

16. [59538](#) 1101 Woodward Drive, 18th Ald. Dist.: Consideration of a conditional use for lakefront development to allow reconstruction of the shelter building at Warner Beach.
17. [59684](#) 1438 Morrison Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District to construct accessory building exceeding 576 square feet and exceeding ten (10) percent of the lot area.
18. [59686](#) 110 King Street, 4th Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District for a tasting room.
19. [59687](#) 50 Lansing Street; 15th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence.
20. [59688](#) 221 Bram Street, 14th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence for use of the property by the Stormwater Utility
21. [59931](#) 601 W Dayton Street, 4th Ald. Dist.: Consideration of an alteration to an approved Planned Development District to allow construction of a 38,000 square-foot addition to the Kohl Center.

## **BUSINESS BY MEMBERS**

22. [60153](#) Plan Commission Sustainability Initiative

## **SECRETARY'S REPORT**

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

- Rezone 9317 Mineral Point Road and 9450 Silicon Prairie Parkway and approve four-lot CSM to create four lots for mixed-use and multi-family development - Approved on March 17, 2020 subject to Plan Commission recommendations
- 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" - Approved Third Substitute on March 31, 2020 subject to Plan Commission recommendation
- Overturned January 27, 2020 Plan Commission decision to deny proposed use of 3630 Milwaukee Street (Duren/"Amazon Hub") at March 31, 2020 meeting

**- Upcoming Matters - April 27, 2020**

- 2122 Luann Lane - Conditional Use - Convert office building into 17-unit apartment building and construct accessory building (garages) exceeding 800 square feet in area
- 7718 Mineral Point Road - Temp. A and CC to CC-T, Demolition Permit and Conditional Use Demolish single-family residence to construct two-story bank with detached vehicle access sales and service window
- 1020 Sherman Avenue - Conditional Use - Construct accessory building accessory building exceeding 576 square feet of area on a lakefront parcel and containing an accessory dwelling unit
- 2911 N Sherman Avenue - Conditional Use to convert restaurant-tavern into a restaurant-nightclub
- 5101 Lake Mendota Drive - Conditional Use to construct accessory building accessory building exceeding 800 square feet of area

**- Upcoming Matters - May 11, 2020**

- 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
- 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
- 4000 and 4088 Felland Road - PD to Amended PD(GDP) and PD(SIP) - Amend General Development Plan to allow construction of 17-unit and 33-unit apartment bldgs. and approve Specific Implementation Plan for 17-unit building
- 3040-3046 Commercial Avenue and 701 McCormick Avenue - SR-V1 to SR-V2, Demolition Permit and Conditional Use - Demolish single-family residence in residential building complex to construct an additional four-unit apartment building and three eight-unit apartment buildings
- 702 Gardener Road - PD(GDP) to PD(SIP) - Approve specific implementation plan for Block 3 of Madison Yards at Hill Farms to construct six-story mixed-use building with 10,000 sq. ft. of commercial space and 189 apartments
- 4728 Sheboygan Avenue - PD(GDP) to PD(SIP) - Approve specific implementation plan for Block 6 of Madison Yards at Hill Farms to construct 5,000 sq. ft. commercial building and central green open space
- 5567 Odana Road - Demolition Permit and Conditional Use - Demolish bank to construct five-story mixed-use building with 3,500 sq. ft. of commercial space and 79 apartments in Urban Design Dist. 2
- 6114-6204 Driscoll Drive - Conditional Use - Construct residential building complex with 12 two-family twin homes (24 units)
- 601 Bay View - Demolition Permit and Conditional Use - Demolish various residential buildings to construct residential building complex with 57 townhouse units in eight buildings, two apartment buildings with 73 total units, and community center
- 2649 East Springs Drive - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct restaurant with vehicle access sales and service window, outdoor eating area, and parking exceeding the max. allowed
- 2219 Monroe Street - Conditional Use - Install lighting for Edgewood High School stadium
- 1934 West Lawn Avenue - Conditional Use - Construct accessory building exceeding 10% of lot area with accessory dwelling unit

**ANNOUNCEMENTS**

**ADJOURNMENT**