



City of Madison

City of Madison
Madison, WI 53703
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.

Monday, April 27, 2020

5:30 PM

****Via Virtual Meeting****

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.

Important information regarding how to listen to or watch and participate in this meeting:

1. WRITTEN COMMENTS: You can send comments on agenda items to 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/MeetingRegistration>.
3. REGISTER TO SPEAK or TO ANSWER QUESTIONS: If you wish to speak to an agenda item at the virtual meeting in support, opposition, or neither support or opposition, you MUST register.

You can register at <https://www.cityofmadison.com/MeetingRegistration>. 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.

4. WATCH THE MEETING: You can listen to 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 Charter Digital 994 and AT&T U-Verse 99
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 351-427-294

CALL TO ORDER/ROLL CALL

PUBLIC COMMENT

1. [60306](#) Plan Commission Public Comment Period

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

MINUTES OF THE APRIL 13, 2020 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: May 11, 18 and June 8, 29, 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. [60209](#) Discontinuing and vacating a remaining portion of the public street right-of-way Garden Street, being located in the SE ¼ of the NW ¼, also part of Government Lot 3, of Section 26, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (13th AD)

3. [60227](#) Authorizing the Mayor and the City Clerk to execute a Release of Public Water Main Easements and accept the grant of new Public Water Main Easements from Madison Area Technical College across portions of the properties located at 1853, 1835, and 1849 Wright Street. (12th 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 Amendment & Related Request

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

4. [60088](#) Creating Section 28.022 -- 00437 of the Madison General Ordinances to change the zoning of properties located at 7718 Mineral Point Road, 9th Aldermanic District, from Temp A (Temporary Agricultural) and CC (Commercial Center) Districts to CC-T (Commercial Corridor-Transitional) District.
5. [59703](#) 7718 Mineral Point Road, 9th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence; consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window; and consideration of a conditional use to reduce the number of off-street loading spaces required, as specified in Section 28.141(13)(b), all to allow construction of a two-story bank with detached vehicle access sales and service window.

Conditional Use & Demolition Permits

6. [59187](#) REVISED REQUEST - 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; consideration of a conditional use in the SE District for accessory outdoor recreation; and consideration of a conditional use to reduce the number of off-street loading spaces required, as specified in Section 28.141(13)(b), all to construct a mixed-use development containing approximately 12,000 square feet of commercial space and 85 apartments in three buildings.
7. [59685](#) 2122 Luann Lane, 14th. Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a multi-family dwelling with greater than eight (8) units; and consideration of a conditional use in the CC District for

accessory buildings exceeding 800 square feet of area and ten percent (10%) of lot area, to allow an office building to be converted into a 17-unit apartment building and to construct detached garages.

8. [59927](#) 1020 Sherman Avenue; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District to construct accessory building exceeding 576 square feet of area; consideration of a conditional use for lakefront development, and; consideration of a conditional use in the TR-C2 District for an accessory dwelling unit, all to allow construction of an accessory building containing a one-stall garage, an accessory dwelling unit, and a usable rooftop.
9. [59928](#) 2911 N Sherman Avenue, 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District to convert a restaurant-tavern into a restaurant-nightclub.
10. [59930](#) 5101 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct accessory building exceeding 800 square feet of area.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 7050 Watts Road - Amended PD(GDP) and Certified Survey Map to amend General Development Plan and create lot for a future 10,000 sq. ft. commercial building - Approved at April 21, 2020 Common Council meeting subject to the recommendations of the Plan Commission
- 6302, 6402-6418 Driscoll Drive - Approve PD(GDP-SIP) to construct a four-unit dwelling on each lot - Approved at April 21, 2020 Common Council meeting subject to the recommendation of the Plan Commission
- 4709-4851 Eastpark Blvd. - Preliminary Plat and Final Plat of American Center Eastpark Third Addition - Approved at April 21, 2020 Common Council meeting subject to the recommendation of the Plan Commission

- Upcoming Matters - May 11, 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
- 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

- 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 & 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
- 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

- Upcoming Matters - May 18, 2020

- 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 three multi-family bldgs. with up to 280 units
- 4015-4057 Kipp Street, et al - Certified Survey Map to create two outlots for future development following Ballast Drive vacation
- 126 Langdon Street - Conditional Use - Construct seven-story, 107-unit apartment building (Revised request)
- 4417 Hillcrest Drive - Demolition Permit - Demolish single-family residence to construct a new single-family residence
- 219 Cottage Grove Road - Conditional Use - Construct outdoor eating area for tavern
- 4200 Buckeye Road - Conditional Use for private school in building with existing church and daycare center
- 5381 Maly Road - Extraterritorial Certified Survey Map - Create two commercial lots in Town of Burke
- Adjacent to 3101 US Hwy 12&18 - Extraterritorial Certified Survey Map - Create one commercial lot in Town of Cottage Grove to effect lot line adjustment

ANNOUNCEMENTS

ADJOURNMENT