



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, May 11, 2020

5:30 PM

****Via Virtual Meeting****

Some or all of the members of the body, 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: 121-909-553

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 27, 2020 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: May 18 and June 8, 29, 2020

Special Working Session: June 18, 2020 virtual meeting; 5:00-8:00 p.m.

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 2 and 3 are related and should be considered together. The Landmarks Commission reviewed the proposed demolition at its May 4, 2020 meeting. A report from the Landmarks Commission meeting and additional information from the State Historic Preservation Office are attached to ID 59810.

2. [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.

3. [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.
4. [59856](#) Creating Section 28.022 -- 00434 of the Madison General Ordinances to change the zoning of property located at 2524 Winnebago Street, 6th Aldermanic District, from PD (SIP) Planned Development (Specific Implementation Plan) District to Amended PD (SIP) Amended Planned Development (Specific Implementation Plan) District.
5. [60084](#) Creating Section 28.022 - 00435 of the Madison General Ordinances to amend a Planned Development District at properties located at 4000-4088 Felland Road, 17th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00436 to amend a Planned Development District to approve a Specific Implementation Plan.

Note: Items 6 and 7 are related and should be considered together

6. [60089](#) Creating Section 28.022 -- 00438 of the Madison General Ordinances to change the zoning of properties located at 3040-3046 Commercial Avenue and 701 McCormick Avenue, 12th Aldermanic District, from SR-V1 (Suburban Residential-Varied 1) District to SR-V2 (Suburban Residential - Varied 2) District.
7. [59689](#) 701 McCormick Avenue and 3040-3046 Commercial Avenue, 12th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence; consideration of a conditional use in the [Proposed] Suburban Residential-Varied 2 (SR-V2) District for a multi-family dwelling with four units; consideration of a conditional use in the SR-V2 District for a multi-family dwelling with between five (5) and eight (8) units; consideration of a conditional use in the SR-V2 District to construct accessory buildings exceeding ten percent (10%) of lot area, and consideration of a major alteration to a conditional use-residential building complex in the SR-V2 District, all to allow construct an additional four-unit apartment building and three eight-unit apartment buildings in an existing multi-family complex.

Note: Items 8 and 9 were reviewed together but should be conducted as separate hearings and with actions.

8. [60242](#) Creating Section 28.022 -- 00440 of the Madison General Ordinances to change the zoning at property located at 4728 Sheboygan Avenue, 11th Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.

9. [60243](#) Creating Section 28.022 -- 00439 of the Madison General Ordinances to change the zoning at property located at 702 Gardener Road, 11th Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District

Conditional Use & Demolition Permits

10. [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; consideration of a conditional use in the CC District for a car wash; and consideration of a conditional use for development adjacent to a public park (Eastmorland Park), 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.
11. [59543](#) 1109-1123 S Park Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings; consideration of a conditional use to construct a building with over 24 dwelling units in the Traditional Shopping Street (TSS) District; consideration of a conditional use for a building exceeding 25,000 square feet of floor area for a mixed-use or multi-tenant building in the TSS District; consideration of a conditional use for a building in the TSS District exceeding 40 feet in height; consideration of a conditional use for a building in the TSS District with non-residential uses occupying less than 75-percent of the ground-floor frontage facing the primary street, including frontage at a street corner; and consideration of a conditional use for a building in the TSS District with non-residential uses constituting less than 75-percent of the building's ground-floor area, all to allow construction of a three-story mixed-use building with 2,600 square feet of commercial space and 44 apartments.
12. [59933](#) 5567 Odana Road, 19th Ald. Dist.: Consideration of a demolition permit to demolish a bank; consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) zoning district for multi-family dwellings with eight (8) or more units; 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, all to construct a five-story mixed-use building with 3,500 square feet of commercial space and 79 apartments.
13. [59934](#) 6104-6204 Driscoll Drive, 3rd Ald. Dist.: Consideration of a conditional use-residential building complex in the Traditional Residential-Planned District (TR-P) zoning to construct twelve (12) two-family twin home dwellings (24 total units).

14. [59935](#) 601 Bay View, 13th Ald. Dist.: Consideration of a demolition permit to demolish a community center and five residential buildings containing 102 dwelling units; consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than (8) units; consideration of a conditional use in the TR-U1 District for a residential building complex, and; consideration of a conditional use in the TR-U1 District for a recreational/ community/ neighborhood center, all to allow construction of a residential building complex with 57 townhouse units in eight buildings, two apartment buildings containing 73 total units, and a new community center.
15. [60002](#) 1934 West Lawn Avenue; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District to construct accessory building exceeding ten percent (10%) of lot area, and; consideration of a conditional use in the TR-C3 District for an accessory dwelling unit, all to allow construction of an accessory building containing a garage and an accessory dwelling unit.
16. [60001](#) 2219 Monroe Street, 13th Ald. Dist.: Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building, to allow installation of lights for the stadium at Edgewood High School ("Goodman Athletic Complex").

Note: Item 16 has generated a significant number of public comments related to the request, which may be found under the "Public Comments" files attached to this file. The Plan Commission should review those comments prior to the meeting.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - May 18, 2020

- Comprehensive Plan Annual Report
- Revised MGO Chapter 37, Stormwater Management System and Erosion Control Ordinance
- 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 buildings with up to 280 units
- 4015-4057 Kipp Street, et al - Certified Survey Map Referral - Create two outlots for future development following Ballast Drive vacation (ID 60374)
- 126 Langdon Street - Demolition Permit-Final Plan Approval and 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 - Establish private school in building with existing church and daycare center
- 5381 Maly Road - Extraterritorial Certified Survey Map to create two commercial lots in Town of Burke
- Adjacent to 3101 US Hwy 12 & 18 - Extraterritorial Certified Survey Map to create one

commercial lot in Town of Cottage Grove to effect a lot line adjustment

- Upcoming Matters - June 8, 2020

- 908 E Main Street - Conditional Use - Construct five-story, 92,000 sq. ft. office building in Urban Design Dist. 8
- 202 N Midvale Blvd., 4410 Regent Street and 215 Price Place - SE to NMX to rezone for future development
- 215 Price Place - Conditional Use to construct private parking facility
- 825 E Washington Avenue - Demolition Permit and Conditional Use - Demolish two commercial buildings to construct an eight-story, 151-room hotel with two restaurant-taverns and outdoor eating areas In Urban Design Dist. 8
- 402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street - Demolition Permit and Conditional Use - Demolish six residential buildings and a commercial building to construct a ten-story mixed-use building with 3,300 square feet of commercial space and 156 apartments in Urban Design Dist. 4
- 2122 Chadbourne Avenue - Conditional Use - Construct accessory building exceeding 576 square feet of area
- 1933 Keyes Avenue - Conditional Use - Construct accessory building containing accessory dwelling unit
- 5622 Eastpark Boulevard - Conditional Use - Construct mixed-use development containing 4,300 sq. ft. of commercial space and 306 apartments in five buildings with accessory pool and clubhouse

ANNOUNCEMENTS

ADJOURNMENT