



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, June 8, 2020

5:30 PM

****Virtual Meeting****

Some or all of the members of the body, 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 ntwv, cov ntaub ntwv 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: 985 1715 2979

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 MAY 18, 2020 REGULAR MEETING

May 18, 2020: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: June 29 and July 13, 27, 2020

Special Working Session: July 30, 2020 virtual meeting; 5:00-8:00 p.m.

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. [60491](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Permanent Storm Sewer Easement for the benefit of Common Wealth Development, Inc., a Wisconsin non-stock corporation, or their successors and assigns, to permit certain private improvements within an existing easement granted to the public for storm sewer purposes on the property located at 5802 Raymond Road. (20th AD)

3. [60496](#) Authorizing the execution and acceptance of quit claim deeds to correct the boundaries of land owned by the Madison Water Utility at 2023 Wheeler Road, Town of Burke; authorizing the City to cooperate in the re-division of the Madison Water Utility lands; and authorizing the Mayor and City Clerk to execute a petition to attach the subject lands to the City.

4. [60659](#) Authorizing the Mayor and City Clerk to execute a lease with NewBridge Madison, Inc. allowing for the use of a portion of the Warner Park Community Recreation Center for not-for-profit community services and related administrative use. (12th 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 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 5 and 6 are related and should be considered together

5. [60498](#) Creating Section 28.022 -- 00441 of the Madison General Ordinances to change the zoning of properties located at 202 Midvale Boulevard, 4410 Regent Street and 215 Price Place, 11th Aldermanic District, from SE (Suburban Employment) District to NMX (Neighborhood Mixed-Use) District.

6. [60366](#) 215 Price Place; 11th Ald. Dist.: Consideration of a conditional use in the [Proposed] Neighborhood Mixed-Use (NMX) District to construct a private parking facility.

Conditional Use & Demolition Permits

7. [60003](#) 902-908 E Main Street, Urban Design Dist. 8, 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a building exceeding 68 feet in height; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, and; consideration of a major alteration to a conditional use-planned multi-use site containing a hotel, all to allow the construction of a

five-story, approximately 92,000 square-foot office building in a planned multi-use site containing a 144-room hotel and an approved 11-story, 230,000 square-foot office building with shared 680-stall parking structure.

8. [60172](#) 825 E Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a demolition permit to demolish commercial buildings at 825 E Washington Avenue and 824 E Main Street; consideration of a conditional use in the Traditional Employment (TE) District for a hotel; consideration of a conditional use in the TE District to allow construction of a building exceeding five stories and 68 feet in height; consideration of a conditional use in the TE District for restaurant-taverns; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, and; consideration of a conditional use in the TE District for outdoor eating areas for the restaurant-taverns, all to allow construction of an eight-story, 151-room hotel with two restaurant-taverns with outdoor eating areas.

Note: Item 9 should be referred to July 13, 2020 pending a recommendation by the Urban Design Commission

9. [60173](#) 402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street; Urban Design Dist. 4; 2nd Ald. Dist.: Consideration of a demolition permit to allow five residential structures and a commercial building to be demolished; consideration of a conditional use in the Urban Mixed-Use (UMX) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use in the UMX District for outdoor recreation; and consideration of a conditional use to construct two additional stories in Area H of the "Additional Heights Area Map" in MGO Section 28.071(b), all to allow construction of a ten-story, mixed-use building containing 3,300 square feet of commercial space and 156 apartments.
10. [60346](#) 1933 Keyes Avenue; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District to construct an accessory building containing an accessory dwelling unit.
11. [60347](#) 5622 Eastpark Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) zoning district for multi-family dwellings with eight (8) or more units; consideration of conditional use in the CC District for outdoor recreation; consideration of a conditional use for dwelling units in a mixed-use buildings in the CC District; consideration of a conditional use for a multi-tenant building in the CC District exceeding 40,000 square feet floor area, all to construct a complex with two (2) four-story mixed-use buildings and three (3) three-story multi-family buildings containing 4,300 square feet of overall commercial space and 306 apartments with accessory pool and clubhouse.

12. [60464](#) 7213 Mineral Point Road, 9th Ald. Dist.: 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 to allow construction of a one-story, approximately 7,000 square-foot commercial building at West Towne Mall.

Zoning Text Amendments

13. [60662](#) Amending portions of Madison General Ordinances 28.061, 28.082, and 28.091 to allow Electric Power Production and/or heating and cooling plants as a Permitted/Conditional use in all Mixed-Use and Commercial Districts and the Suburban Employment (SE) District, Suburban Employment Center (SEC) District, Employment Campus (EC), and Agricultural District; amending Madison General Ordinance 28.151 to allow Electric Power Production and/or heating and cooling plants using solar as an energy source as a permitted use in the districts listed above; and amending Madison General Ordinance 28.211 to eliminate the superfluous definition of Electric Power Production from the Zoning Code.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 935 W Johnson Street - TR-U2 to CI and Amended UW-Madison master plan to include parcel with single-family residence to be razed for a future academic building - Approved with Plan Commission recommendation on May 19, 2020
- 2524 Winnebago Street - 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 - Approved with Plan Commission recommendation on May 19, 2020
- 4000 and 4088 Felland Road - Amend General Development Plan to allow construction of 17-unit and 33-unit apartment bldgs. and approve Specific Implementation Plan for 17-unit building - Approved with Plan Commission recommendation on May 19, 2020
- 3040-3046 Commercial Avenue and 701 McCormick Avenue - SR-V1 to SR-V2 for amended residential building complex to construct an additional four-unit apartment building and three eight-unit apartment buildings - Approved with Plan Commission recommendation on May 19, 2020

- Upcoming Matters - June 29, 2020

- (Tentative) Oscar Mayer Special Area Plan
- Comprehensive Plan Progress Update
- 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

- 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 maximum allowed (Moved to this date at applicant request)
- 817 Williamson Street - Demolition Permit and Conditional Use - Demolish one-story commercial building to construct a three-story mixed-use building with approximately 800 square feet of commercial space and 24 apartments
- 1937-1949 Winnebago Street and 316 Russell Street - Demolition Permit and Conditional Use - Demolish four commercial buildings and single-family residence to construct four-story mixed-use building with approximately 12,000 square feet of commercial space and 13 apartments
- 614 N Fair Oaks Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 224 Ohio Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern

- Upcoming Matters - July 13, 2020

- 133 E Lakeside Street - SE to TE, Demolition Permit and Conditional Use - Demolish lodge to construct a five-story mixed-use building with approx. 3,150 square feet of commercial space and 104 apartments in Urban Design Dist. 1
- 603 South Point Road - Temp. A to TR-P and Conditional Use - Amend Acacia Ridge TR-P master plan and construct four-story, 92-unit apartment building and two (2) two-family twin homes
- 8150 Excelsior Drive - Demolition Permit - Demolish restaurant to construct four-story office building
- 1020 Sherman Avenue - Conditional Use - Construct accessory building on a lakefront parcel
- 1127 Merrill Springs Road - Conditional Use - Construct accessory building containing an accessory dwelling unit
- 1726 Monroe Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 1825-1837 Aberg Avenue - Demolition Permit and Conditional Use - Demolish office building and garage to construct four-story mixed-use building with 1,100 sq. ft. of commercial space and 64 apartments and a two-story, six-unit townhouse
- 1023 Emerald Street - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C3 zoning

ANNOUNCEMENTS

ADJOURNMENT