



City of Madison

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

Agenda - Approved PLAN COMMISSION

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, September 14, 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.

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 pccomments@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: 999 6544 3984

****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.

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 AUGUST 5, 2020 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=798607&GUID=D163C2FC-7883-47AD-9D7F-4164BD2B9208](https://madison.legistar.com/View.ashx?M=M&ID=798607&GUID=D163C2FC-7883-47AD-9D7F-4164BD2B9208)

MINUTES OF THE AUGUST 24, 2020 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=724493&GUID=1E1488C7-51C9-4906-8300-1EFD46A5E27B](https://madison.legistar.com/View.ashx?M=M&ID=724493&GUID=1E1488C7-51C9-4906-8300-1EFD46A5E27B)

SCHEDULE OF MEETINGS

Regular Meetings: October 5, 19 and November 9, 23, 2020

Special Meeting: October 29, 2020

ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission pursuant to Section 62.23 of Wisconsin Statutes and Section 16.01 of Madison General Ordinances, which generally require that:

- The Common Council shall refer any question concerning the location and architectural design of any public building; the location of any statue or other memorial; the location, extension, widening, enlargement, ornamentation, and parking of any street, parkway, boulevard, park, playground, or other memorial or public grounds within the City to the Plan Commission for its consideration and report before final action is taken thereon by the Council.

- The Common Council shall refer any question concerning the location of any public building and 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.
 - The City, acting through the Plan Commission or otherwise, may acquire by gift, purchase or condemnation any lands within or without its corporate limits for establishing, laying out, widening, enlarging, extending and maintaining memorial grounds, streets, squares, parkways, boulevards, parks, playgrounds, sites for public buildings, and reservations in and about and along and leading to any or all of the same and after the establishment, layout and completion of such improvements, may convey any such real estate thus acquired and not necessary for such improvements, with reservations concerning the future use and occupation of such real estate, so as to protect such public works and improvements and their environs, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare.
2. [61868](#) Authorizing the City of Madison to execute a Termination of Declaration of Covenants, Conditions and Restrictions for the Fourth Addition to World Dairy Center. (16th A.D.)
 3. [61878](#) Discontinuing and vacating a portion of the public road right-of-way of Parkside Drive, being located in part of the SE ¼ of the SW ¼ and also part of the SW ¼ of the SE 1/4 of Section 28, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)
 4. [61879](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Public Sanitary Sewer Easement for the benefit of Malazi LLC, a Wisconsin limited liability company, or their successors and assigns, to allow certain private improvements within an existing easement granted to the public for sanitary sewer purposes on the property located at 1502 W. Broadway. (14th A.D.)
 5. [61903](#) Authorizing the City to participate in the preparation of an amendment to the Town of Blooming Grove and City of Madison Cooperative Plan to allow for an alternate means of development of the "Cooperative Development Property"
 6. [61905](#) Authorizing the acceptance of ownership from Crawford-Marlborough-Nakoma Neighborhood Association of an informational kiosk located in Nakoma Park at 3800 Nakoma Road. (10th AD)
 7. [61920](#) Determining a Public Purpose and Necessity and adopting Relocation Orders for the acquisitions of land interests required for the construction of improvements for the reconstruction of S. Blair Street and the S. Blair Street Intersection with John Nolen Drive. Located in part of the SE ¼ of the SW ¼ (Government Lot 4) of Section 13, T7N, R9E, in the City of Madison. (2nd, 4th and 6th AD's)

NEW BUSINESS

8. [61479](#) Amending the Yahara Hills Neighborhood Development Plan to remove the recommended northerly extension of Ohmeda Drive.

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.

Official Map Amendment

9. [61588](#) Amending the *Marsh Road Neighborhood Development Plan* and City of Madison Official Map to modify the recommended street network and greenways for the portion of the planning area bounded by Voges Road, S Stoughton Road, Tradewinds Parkway, and Agriculture Drive/ Marsh Road.

Zoning Map Amendments & Related Requests

Note: Items 10 and 11 are related and should be referred to October 19, 2020 at the request of the applicant and district alder

10. [60914](#) Creating Section 28.022 - 00454 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022 - 00457 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District

11. [60683](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 12th Ald. Dist.

Note: Items 12 - 14 are related and should be considered together

12. [61594](#) Creating Section 28.022 - 00464 of the Madison General Ordinances to change the zoning of property located at 209 Cottage Grove Road, 15th Aldermanic District, from CC-T (Commercial Corridor-Transitional District) to NMX (Neighborhood Mixed-Use) District.

13. [61384](#) 109-209 Cottage Grove Road and 3900 Monona Drive; 15th Ald. Dist.: Consideration of a demolition permit to demolish three commercial buildings; consideration of a conditional use in the [Proposed] Neighborhood Mixed-Use (NMX) District to construct a mixed-use building with greater than 24 dwelling units; consideration of a conditional in the NMX District for a building exceeding 10,000 square feet floor area that contains two or more uses; consideration of a conditional use in the NMX District for a multi-family dwelling with greater than eight (8) units; consideration of a conditional use in the NMX District for a mixed-use building with less than 75% non-residential ground floor area; consideration in the NMX 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 be non-residential unless approved as conditional use; and consideration of a conditional use in the NMX District for a building exceeding three (3) stories and 40 feet, all to construct a four-story mixed-use building with 2,500 square feet of commercial space and 78 apartments and a four-story apartment building with 110 units.

14. [61387](#) Approving a Certified Survey Map of property owned by Prime Urban Properties, LLC located at 109-209 Cottage Grove Road and 3900 Monona Drive; 15th Ald. Dist.

Note: Items 15 and 16 are related and should be considered together

15. [61596](#) Creating Section 28.022 - 00465 of the Madison General Ordinances to change the zoning of property located at 5801 Cottage Grove Road, 16th Aldermanic District, from A (Agricultural District) to SR-C1 (Suburban Residential-Consistent 1) District.
16. [61385](#) 5801 Cottage Grove Road; 16th Ald. Dist.: Consideration of a conditional use in the [Proposed] Suburban Residential-Consistent 1 (SR-C1) District for an accessory building exceeding 800 square feet of area to allow construction of a 1,600 square-foot detached garage.

Conditional Use Permit & Related Request

Note: Items 17 and 18 are related and should be considered together

17. [61669](#) 1313 Regent Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District to construct a mixed-use building with greater than 24 dwelling units; consideration of a mixed-use building with less than 75% non-residential ground floor area; consideration of a rear or side yard height transition to residential districts exceeding the height and/or ratio limitation; consideration of a building that exceeds three stories and 40 feet in feet and height; consideration of a building exceeding 25,000 square-feet of floor area for a mixed-use or multi-tenant building; consideration of an alteration to an outdoor eating area associated with a food and beverage establishment; consideration of an alteration to an outdoor recreation area (sand volleyball); and consideration of a parking reduction of more than 20 vehicle parking spaces and 25% or more of the required parking all to allow a three-story addition above and behind an existing 10,377 square-foot one-story commercial building, containing 63 apartments, 23 surface parking stalls, and 37 underground parking stalls.

18. [61680](#) Approving a Certified Survey Map of property owned by FCS Plan B, LLC located at 1313 Regent Street; 13th Ald. Dist.

Conditional Use & Demolition Permits

19. [61670](#) 4026 Rockwell Drive; 15th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for accessory buildings exceeding ten percent (10%) of lot area to allow construction of an accessory building.

20. [61671](#) 5120 Spring Court; 19th Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an accessory building.

21. [61672](#) 429 N Paterson Street; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for an accessory building exceeding 576 square feet and ten percent (10%) of lot area; and consideration of a conditional use in the TR-C4 District for an accessory dwelling unit, to allow construction of a 700 square-foot accessory dwelling unit with an accessory dwelling unit.

Land Division

22. [61673](#) 3447 North Star Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two commercial lots.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Building setbacks and street trees ordinance update

- Recent Common Council Actions

- 160 Westgate Mall/ 617 S Whitney Way - Rezoning to PD(GDP) and PD(SIP), approve General Development Plan, Specific Implementation Plan, Preliminary Plat and Final Plat to redevelop the northern portion of Westgate Mall - Approved with modified conditions on September 1, 2020
- 5622 Eastpark Boulevard - Rezoning to CC-T to construct mixed-use development - Approved subject to Plan Commission recommendation on September 1, 2020
- 909 Jenifer Street - Rezoning to TR-V2 to convert two apartment buildings into a 25-bed housing cooperative - Approved subject to Plan Commission recommendation on September 1, 2020
- 6003-6067 Gemini Drive - Amend General Development Plan for Grandview Commons Town Center Block B and approve Specific Implementation Plan to construct a six-story mixed-use building - Approved subject to Plan Commission recommendation on September 1, 2020
- Amend the dimensional requirements of permitted and conditional uses and adding 'Farmers' Market' as a permitted use in the SEC zoning district - Approved subject to Plan Commission recommendation on September 1, 2020

- Upcoming Matters - October 5, 2020

- Amendments to the Plan Commission Policies and Procedures Manual
- 754-904 Felland Road - SR-C1, SR-C3, SR-V2, and TR-U1 to SR-C1, SR-C3 and TR-U1, Preliminary Plat and Final Plat of "Jannah Village," creating 48 single-family lots, 4 lots for two-family twin homes (8 total units), 4 lots to be developed with up to 306 multi-family units, 2 outlots for public stormwater management, and 1 outlot for public parkland
- Zoning Text Amendment - Amend Subsection (4) and Subdivision (4)(a), entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.053 entitled "Traditional Residential-Planned (TR-P) District"
- Zoning Text Amendment - Amend Secs. 28.211, 28.061, 28.072, 28.082 and 28.091 and create Sec. 28.141 (8)(e) to create a new use, Electric Vehicle Charging Facility, and to require that certain future parking facilities are constructed to include a specified amount of Electric Vehicle Capable and Electric Vehicle Ready spaces
- 10009 Sweet Willow Pass - Conditional Use - Construct residential building complex with 110 apartments in three buildings and pool and clubhouse on Lot 412 of proposed Western Addition to 1000 Oaks plat
- 2406 Waunona Way - Conditional Use - Construct accessory building on a lakefront parcel
- 2758 Dairy Drive - Conditional Use - Establish a school in an existing building
- 4222 Yuma Drive - Conditional Use - Construct detached accessory dwelling unit
- 1018-1034 Walsh Road - Conditional Use - Construct tavern with outdoor recreation

- Upcoming Matters - October 19, 2020

- 920 E Main Street - Conditional Use - Construct ten-story mixed-use building 5,500 sq. ft. of commercial space and 75 apartments in Urban Design Dist. 8
- 6145-6301 Mineral Point Road - PD to Amended PD(GDP) and PD(SIP) - Amend Oakwood Village University Woods General Development Plan & approve Specific Implementation Plan to construct four-story, 77-unit apartment building
- 1-19 N Pinckney Street & 120 E Washington Avenue - Demolition Permit and DC to PD(GDP-SIP) - Demolish six commercial buildings to construct nine-story, 348,000 square-foot commercial building with 850-stall underground parking structure

ANNOUNCEMENTS**ADJOURNMENT**