



# City of Madison

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

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Monday, October 5, 2020

5:30 PM

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

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**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](mailto: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: 939 2660 3958

**\*\*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 ntawv, cov ntaub ntawv 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 SEPTEMBER 14, 2020 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=724494&GUID=2FCF305E-E973-4225-AEE5-C1A2019F01AB](https://madison.legistar.com/View.ashx?M=M&ID=724494&GUID=2FCF305E-E973-4225-AEE5-C1A2019F01AB)

## SCHEDULE OF MEETINGS

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

Special Working Session: October 29, 2020, 5:00-8:00 p.m. (Virtual Meeting)

## SPECIAL ITEM OF BUSINESS

2. [62382](#) Adopting amendments to the Plan Commission Policies and Procedure Manual.

## 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.

3. [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.)
4. [62080](#) Authorizing the acceptance of ownership from Crawford-Marlborough-Nakoma Neighborhood Association of an informational kiosk located within the Southwest Commuter Path corridor at 833 S. Midvale Blvd near Odana Road. (11th AD)
5. [62108](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Brian David Janssen and Kayley Hope Janssen for the City's acquisition of the property located at 3457 Milwaukee Street for the expansion of O.B. Sherry Park. (15th AD)
6. [62129](#) Authorizing the execution of a Permanent Sanitary Sewer Easement together with a Temporary Construction Easement to Madison Metropolitan Sewerage District, as well as a Permanent Private Sanitary Sewer Easement to Madison Real Estate Consultants, LLC, and accepting a Permanent Sanitary Sewer Easement from the City of Fitchburg, all related to Madison Metropolitan Sewerage District's planned project making improvements to the Nine Springs Valley Interceptor along portions of the Cannonball Path. (10th 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 Amendments & Related Requests**

Note: Any member of the Plan Commission with an excused absence from the September 14 meeting, or any member voting on the prevailing side of the motions to place ID 61594 (zoning map amendment), 61384 (demolition permit and conditional uses), and 61387 (Certified Survey Map) on file may move reconsideration of these items.

If the motion to reconsider (ID 62385) is successful, the Plan Commission may consider the project, which has been noticed for a new hearing.

7. [62385](#) Reconsideration of the Plan Commission's September 14, 2020 actions regarding 109-209 Cottage Grove Road and 3900 Monona Drive (ID 61594, 61384, and ID 61387)
8. [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.
9. [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.
10. [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 11 and 12 are related and should be considered together

11. [62139](#) Creating Section 28.022 - 00470, Section 28.022 - 00471 and Section 28.022 - 00472 of the Madison General Ordinances to change the zoning of properties located at 754-904 Felland Road, 3rd Aldermanic District, from SR-C1 (Suburban Residential - Consistent 1) District, SR-C3 (Suburban Residential - Consistent 3) District, SR-V2 (Suburban Residential-Varied 2) District and TR-U1 (Traditional Residential-Urban 1) District to SR-C1 (Suburban

Residential - Consistent 1) District, SR-C3 (Suburban Residential-Consistent 3) District, and TR-U1 (Traditional Residential-Urban 1) District

12. [61674](#) Approving a revised preliminary plat and final plat of *Jannah Village* at 754-904 Felland Road; 3rd Ald. Dist.

### Conditional Use & Related Requests

Note: Items 13 and 14 are related and should be considered together

13. [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.
14. [61680](#) Approving a Certified Survey Map of property owned by FCS Plan B, LLC located at 1313 Regent Street; 13th Ald. Dist.

### Conditional Use Requests & Demolition Permits

15. [61675](#) 10009 Sweet Willow Pass (Lot 412, proposed Western Addition to 1000 Oaks); 9th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Planned (TR-P) District for a residential building complex, and consideration of a conditional use in the TR-P District for outdoor recreation, to allow construction of three multi-family buildings containing 110 apartments with a pool and clubhouse.
16. [61816](#) 2406 Waunona Way; 14th Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an accessory building for a single-family residence on a lakefront parcel.
17. [61817](#) 2758 Dairy Drive; 16th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a public or private school.

18. [61818](#) 4222 Yuma Drive; 10th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District to construct an accessory building exceeding 576 square feet, and consideration of a conditional use in the TR-C1 District for an accessory dwelling unit, to allow construction of a detached accessory dwelling unit.
19. [61819](#) 1018-1034 Walsh Road; 15th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for indoor recreation; and consideration of a conditional use in the IL District for outdoor recreation, to allow construction of a private dog park with incidental alcohol sales.

### Zoning Text Amendments

20. [61871](#) Amending Subsection (4) and Subdivision (4)(a) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.053 entitled "Traditional Residential - Planned (TR-P) District"

## BUSINESS BY MEMBERS

## SECRETARY'S REPORT

### - Upcoming Matters - October 19, 2020

- 4000-4150 Packers Avenue and 4201 N Sherman Avenue - Temp. A to SR-C2, TR-C3, TR-V2, TR-U1 and CC-T and Preliminary Plat of "Raemisch Farm Development," creating 124 single-family lots and 7 lots for future multi-family or mixed-use development, two outlots to be dedicated for stormwater management and one outlot to be dedicated for public alley
- Amend Official Map to map reservations for future streets north of Milwaukee Street consistent with the Milwaukee Street Special Area Plan
- 3614-3700 Milwaukee St. & 102-122 West Corporate Dr. - Rezoning various parcels consistent with recommendations in the Milwaukee Street Special Area Plan
- 920 E Main Street - Conditional Use - Construct ten-story mixed-use building with 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
- 722 E Main Street - Conditional Use - Construct auto service (vehicle charging) station in Urban Design Dist. 8
- 429 N Paterson Street - Conditional Use - Construct accessory building exceeding 576 sq. ft. and 10% of lot area in TR-C4 zoning with accessory dwelling unit
- 1937-1949 Winnebago Street and 316 Russell Street - Demolition Permit and Conditional Use - Demolish four commercial buildings and single-family residence to construct a three-story mixed-use building with approximately 8,000 square feet of commercial space and 11 apartments
- 5201 Old Middleton Road - Demolition Permit and Conditional Use - Demolish commercial building to construct a four-story mixed-use building with approximately

- 1,450 square feet of commercial space and 49 apartments
- 1355 Fish Hatchery Road - Demolition Permit - Demolish single-family residence to create open space for adjacent office building
- 1359 Fish Hatchery Road - Demolition Permit - Demolish single-family residence to create open space for adjacent office building
- 522 S Gammon Road - Demolition Permit - Demolish auto repair station at West Towne Mall with no proposed use
- 1425 Gilson Street - Conditional Use - Convert existing building into auto repair station
- 1882 E Main Street - Conditional Use - Convert tenant space in multi-tenant bldg. into a service business (tattoo shop)
- 2402 Allied Drive - Conditional Use - Convert unit in apartment building into residential services office
- 5010 Milwaukee Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 2701 Packers Avenue - Conditional Use - Allow retail sale of propane at personal indoor storage facility in IL zoning
- 5098 Voges Road - Demolition Permit - Demolish single-family residence to construct contractors shop
- 202-212 S Baldwin Street - Demolition Permit - Demolish three commercial buildings to expand McPike Park

#### **- Upcoming Matters - November 9, 2020**

- 402-414 E Washington Ave 8-12 N Franklin Street, and 9 N Hancock Street - Demolition Permit and Conditional Use - Demolish seven residential buildings and a commercial building to construct a nine-story mixed-use building with 1,200 square feet of commercial space and 148 apartments in Urban Design Dist. 4
- 540-550 Redan Drive, 804-836 Seven Winds Trail, et al - TR-C3 to TR-P, TR-P Amendment, Preliminary Plat, and Final Plat of "Acacia Ridge Replat No. 1," replatting 39 single-family lots into 53 single-family lots and creating one outlot for a public alley
- 2004-2116 and 2103-2315 Autumn Lake Parkway, et al - TR-P Amendment, Preliminary Plat, and Final Plat of "Village at Autumn Lake Replat No. 5," creating 86 single-family lots, 48 lots for 24 two-family dwellings, 3 outlots for public alleys, and 1 outlot for private parkland
- Zoning Map Amendment - Assigning City zoning to parcels in the Blooming Grove South Phased Attachment
- 5707 Mineral Point Road - Demolition Permit - Demolish single-family residence to create open space for adjacent educational facility
- 1701 McKenna Boulevard - Conditional Use - Construct 11,600 sq. ft. addition to a place of worship and school
- 2012 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence to construct new residence with detached accessory building and accessory dwelling unit on lakefront parcel
- 2001 Atwood Avenue - Conditional Use - Convert brewpub into a taproom
- 2501 S Stoughton Road - Demolition Permit-Final Plan Approval and Conditional Use - Construct restaurant with vehicle access sales and service window
- 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

**ANNOUNCEMENTS**

**ADJOURNMENT**