



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, October 19, 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: 987 3040 6300

****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 OCTOBER 5, 2020 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=724495&GUID=C3367827-9B48-4630-979B-D010D9516601](https://madison.legistar.com/View.ashx?M=M&ID=724495&GUID=C3367827-9B48-4630-979B-D010D9516601)

SCHEDULE OF MEETINGS

Regular Meetings: November 9, 23 and December 14, 2020

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

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. [62352](#) Authorizing the execution of an Underground Fiber Optic Conduit and Cable Line Easement to Dane County across portions of City-owned land located at 7401 USH 12 & 18. (16th AD)
3. [62399](#) Authorizing the City to accept ownership from the Crawford Marlborough Nakoma Neighborhood Association of an outdoor informational message kiosk located in the 1600 block of Whenona Drive. (10th AD)
4. [62412](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-11-30 - 4.04 thru 5992-11-30 - 4.05, University Avenue - Shorewood Blvd to University Bay Dr for the acquisitions per the Plat of Land Interests required. Located in part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 21, T7N, R9E, in the City of Madison. (5th AD)

NEW BUSINESS

5. [62384](#) Authorizing the City to Enter into an Amendment to the Town of Blooming Grove and City of Madison Cooperative Plan.
6. [62386](#) Authorizing the City to Enter into an Intermediate Attachment and Revenue Sharing Agreement with the Town of Blooming Grove.

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.

[**Beginning with the November 9, 2020 agenda, public hearings will begin at 5:30 p.m. consistent with the recent changes to the Plan Commission policies and procedures.**]

Zoning Map Amendments & Related Requests

Note: Items 7 and 8 are related and should be referred to November 9, 2020 at the request of the alder and staff.

7. [61589](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the current and future City of Madison generally located north of Milwaukee Street between N Fair Oaks Avenue and West Corporate Drive consistent with recommendations in the adopted *Milwaukee Street Special Area Plan*.

8. [62174](#) Creating Section 28.022 - 00461 of the Madison General Ordinances to rezone properties located at 3614-3700 Milwaukee Street and 102-122 West Corporate Drive, 15th Aldermanic District, from CN (Conservancy District), TR-C1 (Traditional Residential-Consistent 1 District) and IL (Industrial-Limited District) to TSS (Traditional Shopping Street) District,; creating Section 28.022 - 00462 to rezone portions of those properties from CN, TR-C1, and IL to TR-U1 (Traditional Residential-Urban 1) District.

Note: Items 9 and 10 are related and should be considered together.

9. [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

10. [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.

11. [62136](#) Creating Section 28.022 - 00466 of the Madison General Ordinances to amend a Planned Development District at properties located at 6145-6301 Mineral Point Road, 19th Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00467 to approve a Specific Implementation Plan.

Note: Items 12 and 13 are related and should be referred to November 9, 2020 pending a recommendation by the Urban Design Commission.

12. [62137](#) Creating Sections 28.022 - 00468 of the Madison General Ordinances to change the zoning of properties located at 1-19 North Pinckney Street and 120 East Washington Avenue, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00469 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.
13. [61820](#) 1-19 N Pinckney Street and 120 E Washington Avenue; 4th Ald. Dist.: Consideration of a demolition permit to demolish six commercial buildings as part of a planned redevelopment in Planned Development (PD) zoning.

Conditional Use Requests & Demolition Permits

14. [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.

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

15. [62381](#) Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for the block bounded by East Washington Avenue, South Brearly Street, East Main Street, and South Paterson Street from "Employment" to "Employment/Residential."
16. [62082](#) 920 E Main Street; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building; consideration of a conditional use in the TE District for a building exceeding five stories and 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 ten-story mixed-use building containing 5,500 square feet of commercial space and 75 apartments in a planned multi-use site containing a hotel, two approved office buildings, and a shared parking structure.

17. [62083](#) 722 E Main Street; Urban Design Dist. 8; Ald. Dist. 6: Consideration of a conditional use in the Traditional Employment (TE) District for an auto service station to allow construction of a vehicle charging facility at the southwesterly corner of E Washington Avenue and S Livingston Street.
18. [62084](#) 1937-1949 Winnebago Street and 316 Russell Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings and a single-family residence; and consideration of a conditional use in the Traditional Shopping Street (TSS) District for a building exceeding 25,000 square feet of floor area for a mixed-use or multi-tenant building to allow construction of a three-story mixed-use building with approximately 8,000 square feet of commercial space and 11 apartments
19. [62085](#) 5201 Old Middleton Road; 11th Ald. Dist.: Consideration of a demolition permit to demolish an office building; consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a building containing two or more uses that exceeds 10,000 square feet of floor area; consideration of a conditional use in the NMX District for a mixed-use building containing eight (8) or more dwelling units; consideration of a conditional use in the NMX District for a building exceeding three stories and 40 feet in height; and consideration of a conditional use in the NMX District for a building with less than 75% non-residential ground floor area, all to allow construction of a four-story mixed-use building containing approximately 1,500 square feet of commercial space and 50 apartments.
20. [62086](#) 1355 Fish Hatchery Road; 13th Ald. Dist.: Consideration of a demolition permit and consideration of an alteration to an approved Planned Development District to allow demolition of a single-family residence to create open space for an adjacent office building
21. [62087](#) 1359 Fish Hatchery Road; 13th Ald. Dist.: Consideration of a demolition permit and consideration of an alteration to an approved Planned Development District to allow demolition of a single-family residence to create open space for an adjacent office building
22. [62088](#) 522 S Gammon Road (53 West Towne Mall); 9th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building with no proposed use.
23. [62089](#) 1425 Gilson Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for an auto repair station (auto detailing) in an existing building
24. [62090](#) 1882 E Main Street; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a service business in an existing building

Note: Items 25 should be referred to November 9, 2020 to allow the application to be re-noticed with the correct address.

25. [62091](#) 2402 Allied Drive; 10th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Varied 1 (SR-V1) District for a residential services office

Note: Item 26 was withdrawn by the applicant and should be placed on file without prejudice.

26. [62092](#) 5010 Milwaukee Street; 3rd Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence
27. [62093](#) 2701 Packers Avenue; 12th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District to allow the retail sale of propane at a personal indoor storage and truck rental facility
28. [62094](#) 5098 Voges Road; 16th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a contractors shop.
29. [62095](#) 202-212 S Baldwin Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish three commercial buildings to expand McPike Park.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 209 Cottage Grove Road - Rezoning from CC-T to NMX for mixed-use development of 109-209 Cottage Grove and 3900 Monona Drive - Denied by the Common Council on October 6, 2020
- 5801 Cottage Grove Road - A to SR-C1 to rezone existing single-family residence and construct an accessory building exceeding 800 sq. ft. of area - Approved by the Common Council on October 6, 2020 subject to Plan Commission recommendation
- Neighborhood Development Plan and Official Map Amendments to amend Marsh Road NDP and Official Map to change planned local streets and release reservations north of Voges Road - Approved by the Common Council on October 6, 2020 subject to Plan Commission recommendation

- Upcoming Matters - November 9, 2020

- Zoning Text Amendment - Amending portions of Section 28.061 to allow Mission House as a Permitted/ Conditional Use in the CC and CC-T Districts and amending Section 28.151 to require that mission houses operating as permitted use must receive funding from and enter into a service delivery contract with the City of Madison
- 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
- 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 to assign City zoning to parcels in the Blooming Grove South Phased Attachment
- 4502 Milwaukee Street - SR-V2 to CC-T - Rezone nursing home for future neighborhood mixed-use development
- 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

- Upcoming Matters - November 23, 2020

- 6101 Mineral Point Road - MXC to SE, Demolition Permit and Conditional Use - Demolish educational facility to construct private parking facility
- 7601 Mineral Point Road - Amended PD(GDP-SIP) and Demolition Permit - Construct four-story, 61-unit apartment building
- 1224 S Park Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish commercial building to construct five-story mixed-use building with 4,000 sq. ft. of commercial space and 62 apartments, with one-lot CSM
- 9703 Paragon Street - Conditional Use - Construct residential building complex with 71 apartments in two buildings and pool on future Lot 7 of approved Paragon Place Addition No. 1 plat, and 12 apartments in three buildings on future Lot 8 of Paragon Place Addition No. 1
- 502 Leonard Street - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 619-621 N Lake Street - Demolition Permit and Conditional Use - Demolish two fraternity houses to construct eight-story residential building to contain a fraternity and 20 apartments
- 803 South Shore Drive - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 4606 Hammersley Road - Demolition Permit and Conditional Use - Demolish warehouse to construct three-story mixed-use building with 1,750 sq. ft. of commercial space and 53 apartments

ANNOUNCEMENTS

ADJOURNMENT