



City of Madison

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

Agenda - Amended 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, November 9, 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: 952 4296 5040

****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 OCTOBER 19, 2020 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=724496&GUID=E0D189A5-8575-4FCC-96BA-D4DC9E323C92](https://madison.legistar.com/View.ashx?M=M&ID=724496&GUID=E0D189A5-8575-4FCC-96BA-D4DC9E323C92)

MINUTES OF THE OCTOBER 29, 2020 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=810413&GUID=81823EB5-F382-444D-982E-90A9988FB9C3](https://madison.legistar.com/View.ashx?M=M&ID=810413&GUID=81823EB5-F382-444D-982E-90A9988FB9C3)

SCHEDULE OF MEETINGS

Regular Meetings: November 23 and December 14, 2020

Special Working Session: December 16, 2020, 5:00-8:00 p.m. (Virtual Meeting)

AGENDA NOTE

Hearing items may be called at any time after the beginning of the meeting. Those wishing to speak on an item must register with the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

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. [62608](#) Authorizing the execution of an Electric Transmission Line Easement by the City of Madison in favor of American Transmission Company, LLC, and its manager ATC Management Inc, granting easement rights for an existing transmission line in Highland Manor Park, located at 10 Manor Drive. (14th AD)
3. [62624](#) Authorizing the execution of a Permanent Limited Easement for Sanitary Sewer Purposes, together with a Temporary Limited Easement for Sanitary Sewer Construction by the City of Madison to Madison Municipal Sewerage District, granting easement rights over portions of Indian Hills Park, located at 5001 Flambeau Road and 801 Merrill Springs Road. (19th AD)

PUBLIC HEARING ITEMS

Milwaukee Street-Related Items

Note: Items 4 and 5 are related and should be referred to November 23, 2020 to allow Item 5 (ID 62174) to be re-noticed

4. [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*.

5. [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.

Zoning Text Amendments

6. [61929](#) SUBSTITUTE - Amending Sections 28.211, 28.061, 28.072, 28.082 and 28.091 and Creating Section 28.141(8)(e) of the Madison General Ordinances to create a new use, Electric Vehicle Charging Facility, and to require that certain parking facilities are constructed or reconstructed to include a specified amount of Electric Vehicle Ready Spaces and Electric Vehicle Installed Spaces.
7. [62436](#) Amending portions of Madison General Ordinance 28.061 to allow Mission House as a Permitted/Conditional Use in the CC and CC-T Districts and amending Madison General Ordinance 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.
8. [62737](#) Amending Madison General Ordinance 28.151 to allow a dwelling space to be located alongside a work space in a Live/Work unit.

Zoning Map Amendments & Related Requests

Note: Items 9 and 10 are related and should be referred to December 14, 2020 at the request of the applicant

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 considered together

12. [62137](#) SUBSTITUTE. Creating Sections 28.022 - 00468 of the Madison General Ordinances to change the zoning of properties located at 1-19 North Pinckney Street, 120 East Washington Avenue and 22 North Webster Street, 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 to PD(SIP) Planned Development (Specific Implementation Plan) District.
13. [61820](#) REVISED - 1-19 N Pinckney Street, 120 E Washington Avenue, and 22 N Webster Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish six commercial buildings, and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit as part of a planned redevelopment in Planned Development (PD) zoning.

Note: Items 14 and 15 are related and should be considered together

14. [62396](#) Creating Section 28.022 - 00473 of the Madison General Ordinances to change the zoning of properties located at 540-550 Redan Drive and 804-836 Seven Winds Trail, 9th Aldermanic District, from TR-C3 (Traditional Residential-Consistent 3) District to TR-P (Traditional Residential-Planned) District, and amending the TR-P Plan for the "Acacia Ridge" subdivision.
15. [62097](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 1* on property generally addressed as 540-550 Redan Drive, 804-836 and 809-837 Seven Winds Trail; 9301-9321 and 9403-9419 Clear Rise Boulevard, and 9402-9418 Tawny Acorn Drive; 9th Ald. Dist.
16. [62411](#) Creating Section 28.022 - 00474 of the Madison General Ordinances to assign zoning to properties located north of Siggelkow Road between Interstate 39/90 and the eastern town line at CTH AB as A (Agricultural) District and PR (Parks and Recreation) District, hereinafter referred to as "Area B"; creating Section

28.022 - 00475 to assign zoning to properties located along and south of Femrite Drive east of Interstate 39/90 as IL (Industrial-Limited) District, hereinafter referred to as "Area C"; and creating Section 28.022 - 00476 to assign zoning to properties bounded by the Union Pacific Railroad right of way on the north, the township line with Cottage Grove on the east, Femrite Drive on the south, and Interstate 39/90 on the west as A (Agricultural) District, CN (Conservancy) District, SR-C1 (Suburban Residential - Consistent District 1) District, SR-C3 (Suburban Residential - Consistent District 3) District, CC-T (Commercial Corridor-Transitional) District, and IL (Industrial-Limited) District, hereinafter referred to as "Area D"; all located in the 16th Aldermanic District.

17. [62435](#) Creating Section 28.022 - 00477 of the Madison General Ordinances to change the zoning of property located at 4502 Milwaukee Street, 15th Aldermanic District, from SR-V2 (Suburban Residential-Varied 2) District to CC-T (Commercial Corridor-Transitional) District.

TR-P Master Plan Amendment & Subdivision

Note: Items 18 and 19 are related and should be considered together

18. [62873](#) 2004-2116 and 2103-2315 Autumn Lake Parkway, 2031-2143 and 2124-2136 Waterfall Way, et al; 17th Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the "Village at Autumn Lake" subdivision to allow construction of 86 single-family residences 48 two-family dwelling-twin homes on 134 lots.
19. [62131](#) Approving the preliminary plat and final plat of *Village at Autumn Lake Replat No. 5* on property generally addressed as 2004-2116 and 2103-2315 Autumn Lake Parkway, 2031-2143 and 2124-2136 Waterfall Way, et al; 17th Ald. Dist.

Conditional Use Requests, Demolition Permits & Related Requests

Note: Items 20 and 21 are related and should be considered together

20. [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.

21. [61680](#) Approving a Certified Survey Map of property owned by FCS Plan B, LLC located at 1313 Regent Street; 13th Ald. Dist.
22. [62091](#) REVISED - 2418 Allied Drive; 10th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Varied 1 (SR-V1) District for a residential services office
23. [62096](#) 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 seven buildings 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; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; 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(2) (b), all to allow construction of a ten-story, mixed-use building containing 1,200 square feet of commercial space and 148 apartments.
24. [62308](#) 5707 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence to create open space for adjacent educational facility.
25. [62309](#) 1701 McKenna Boulevard; 20th Ald. Dist.: Consideration of an alteration to an approved conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to allow construction of an addition to a building or structure with floor area exceeding 10,000 square feet in floor area.
26. [62310](#) 2012 Waunona Way; 14th Ald. Dist.: Consideration of a demolition permit to allow a single-family residence to be demolished; consideration of a conditional use for a new single-family residence and accessory building to be constructed on a lakefront parcel; consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for an accessory building exceeding 576 square feet; consideration of a conditional use in the TR-C1 District for an accessory dwelling unit.
27. [62311](#) 2001 Atwood Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a tasting room.
28. [62312](#) 2501 S Stoughton Road; 16th Ald. Dist.: Consideration of a demolition permit final plan approval and conditional use in the Industrial-Limited (IL) District to allow construction of a restaurant/ coffee shop with vehicle access sales and service window.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 754-904 Felland Road - Rezoning from SR-C1, SR-C3, SR-V2, and TR-U1 to SR-C1, SR-C3 and TR-U1 for the Jannah Village subdivision - Approved on October 20, 2020 subject to Plan Commission recommendation
- 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"
- 209 Cottage Grove Road - Rezoning from CC-T to NMX and CSM of 109-209 Cottage Grove Road & 3900 Monona Drive to create one lot for mixed-use development – Referred on October 20 to the Council meeting of November 17, 2020 for reconsideration

- Upcoming Plan Commission 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
- Zoning Text Amendment - Amending Section 28.068(3)(a) to allow front yard setbacks for planned multi-use sites in the Commercial Center (CC) District to be measured from interior private access roads.
- 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

- Upcoming Plan Commission Matters - December 14, 2020

- 7050-7104 Watts Road - PD(GDP) to PD(SIP) - Construct 8,305 square-foot restaurant-tavern
- 675 S Whitney Way - Conditional Use - Construct vehicle access sales and service window for grocery store
- 3801 E Washington Avenue - Conditional Use - Construct vehicle access sales and service window for grocery store
- 2402-2410 Packers Avenue - Demolition Permit and Conditional Use - Demolish storage building to create parking for adjacent auto body shop
- 4801 Buckeye Road - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 9801 Silicon Prairie Pkwy - Conditional Use - Construct personal indoor storage facility

ANNOUNCEMENTS

ADJOURNMENT