



City of Madison

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

Agenda - Approved PLAN COMMISSION

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Monday, April 22, 2019

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

****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.

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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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

MINUTES OF THE APRIL 8, 2019 REGULAR MEETING

April 8, 2019: <http://madison.legistar.com/Calendar.aspx>

SCHEDULE OF MEETINGS

Regular Meetings: May 6, 20 and June 10, 24, 2019

Plan Commission/ Urban Design Commission Tour: Wednesday, June 5, 2019; time and route to be announced

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.

1. [55210](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Guy Dreger and Laura Dreger for approximately 7 acres of land recently acquired for park purposes in the Town of Verona. (1st AD)
2. [55291](#) Authorizing the City of Madison to accept a Second Amendment to Water Main Easement from Meriter Hospital, Inc. across a portion of the property located at 8001 Raymond Road. (7th A.D.)
3. [55342](#) Authorizing the execution of a Private Water Lateral Service Easement to Garver Feed Mill, LLC across a portion of the City-owned parcel located at 30 Sugar Beet Lane (Lot 2, CSM 14664), the future site of micro lodges to be constructed as part of the Garver Feed Mill redevelopment project.
4. [55117](#) SUBSTITUTE - Authorizing an Addendum to the Annexation / Attachment Agreement between the City of Madison and Cherokee Park Development, Inc. to close the land bank in the agreement.

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.

Conditional Use & Demolition Permits

5. [54398](#) REVISED - 4702 East Towne Boulevard; 17th Ald. Dist.: Consideration of a demolition permit to demolish a bank; consideration of a conditional use in the Commercial Corridor-Transitional District (CC-T) for a vehicle access sales and service window for a bank tenant in a new multi-tenant commercial building; consideration of a conditional use for an increased maximum front

yard setback in the CC-T District; and consideration of a conditional use in the CC-T District for an outdoor eating area for a food and beverage use.

6. [54406](#) 4706 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.: Consideration of a conditional to allow construction of a new commercial building in 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 or for hotel or motel use.

Note: Item 7 should be referred to May 6, 2019 pending an advisory recommendation by the Urban Design Commission and to allow staff time to review forthcoming revisions to proposed development.

The UDC reviewed the proposed 929 E. Washington Avenue building at its April 10 meeting, but did not have enough information on the reflectivity of the building to advise the Plan Commission.

7. [54482](#) 929 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a demolition permit to demolish commercial buildings at 945 E. Washington Avenue and 924 E. Main Street; consideration of a conditional use in the Traditional Employment (TE) District to allow construction of a building exceeding five stories and 68 feet in height, both to allow construction of an eleven-story, 257,200 square-foot office building and 693-stall parking garage along E. Washington Avenue.
8. [54843](#) 5409 Femrite Drive; 16th Ald. Dist.; Urban Design Dist. 1: Consideration of a demolition permit to demolish a single-family residence and construct an industrial building.
9. [55023](#) 616-632 W. Wilson Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish three (3) two-family residences and two (2) single-family residences, and consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow construction of a five-story, 58-unit apartment building.
10. [55024](#) 642 Struck Street; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for outdoor display.
11. [55156](#) 4214 Doncaster Drive, 10th Ald. Dist.: Approval of final plans for a single-family residence on a site previously approved for demolition of a single-family residence.
12. [55022](#) 301 North Street; 12th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a restaurant-tavern; consideration of a conditional use for outdoor recreation in the NMX District; and consideration of a conditional use in the NMX District for an outdoor eating area, all to allow construction of an addition to an existing restaurant-tavern with outdoor recreation and eating.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Recent Common Council Actions**

- 10024 Valley View Road - Rezoning and Preliminary Plat of "Western Addition to 1000 Oaks" - Approved at the April 16, 2019 meeting with Plan Commission recommendations
- 4202-4210 Hoepker Road - Rezoning and CSM for package distribution facility on land attached from Town of Burke - Approved at the April 16, 2019 meeting with Plan Commission recommendations
- Zoning Text Amendment to create "Art Center" as a new land use - Approved at the April 16, 2019 meeting with Plan Commission recommendation
- Zoning Text Amendment to create definition of "Bay Window" - Approved at the April 16, 2019 meeting with Plan Commission recommendation
- Zoning Text Amendment to clarify articulation requirements for podium buildings - Approved at the April 16, 2019 meeting with Plan Commission recommendation
- Zoning Text Amendment to update the Downtown Height Map - Approved at the April 16, 2019 meeting with Plan Commission recommendation

- Upcoming Matters - May 6, 2019

- 5402 Mineral Point Road - SE to CC-T, Demolition Permit and Conditional Use - Demolish office buildings at 330 S. Whitney Way and 5402 Mineral Point Road to construct 48-unit apartment building
- 760-780 Regent Street - PD(SIP) to Amended PD(GDP-SIP) - Construct 176-room hotel with 239-stall parking garage
- 2005 N. Sherman Avenue - TR-C4 to NMX and Conditional Use - Approve mixed-use building and construct outdoor-eating area for restaurant-tavern
- 1548 Jefferson Street - Conditional Use - Construct accessory building exceeding ten percent of lot area
- 54 Merlham Drive - Demolition Permit - Demolish single-family residence and construct single-family residence
- 412 North Street - Demolition Permit - Demolish single-family residence and construct two-family residence
- 4082 Hoepker Road - Demolition Permit - Demolish commercial building to construct new commercial building
- 2540 E. Mifflin Street - Conditional Use - Allow professional office in existing place of worship
- 4216 Doncaster Drive - Demolition Permit - Construct new single-family residence to replace demolished residence

- Upcoming Matters - May 20, 2019

- 4002 Evan Acres Road - CC to PD(GDP) - General Development Plan for future construction of 26,700 sq. ft. heritage center, expanded casino, two parking garages with 1,880 stalls, 40,800 sq. ft. conference center, hotel, and restaurant-tavern
- 2801 Hickory Ridge Road and 7801 Raymond Road - (Partial) SR-V2 to TR-C1 and Conditional Use; Preliminary Plat and Final Plat of "Esker," creating four single-family lots along Hickory Ridge Road in TR-C1 zoning and residential building complex with 178 apartments in four buildings and 24 townhouse units in four buildings on three lots in SR-V2 zoning
- 6602 Commercial Avenue - A to TR-C3, TR-U1 and CC-T and Preliminary Plat of "Eastwood Springs," creating one lot for future mixed-use development, 40 single-family

lots, and seven lots for future multi-family development, with three outlots for stormwater management and one outlot for public park

- 10250 Mineral Point Road - A to SR-C3, SR-V2, TR-V2 and TR-U1 and Preliminary Plat of "Herring Property Subdivision," creating 129 single-family lots and 17 lots for future multi-family development, with 11 outlots for stormwater management and one outlot for public park
- 9703 Paragon Street - (Partial) A to SR-V2, Preliminary Plat and Final Plat of "Paragon Place Addition No. 1," creating eight lots for future multi-family development

ANNOUNCEMENTS

ADJOURNMENT