



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, May 24, 2021

5:30 PM

****Virtual Meeting****

Some or all of the members of the Plan Commission, 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 during 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. Comments received after 3:00 p.m. on the day of the meeting may not be added to the public record until after the meeting.
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: 938 9086 5589

****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 MAY 10, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814683&GUID=75F82660-B229-49AE-B39A-ADA91FB21FA4](https://madison.legistar.com/View.ashx?M=M&ID=814683&GUID=75F82660-B229-49AE-B39A-ADA91FB21FA4)

SCHEDULE OF MEETINGS

Regular Meetings: June 7, 21 and July 12, 26, 2021

AGENDA NOTE:

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.

NEW BUSINESS

Note: Item 2 should be referred to June 21, 2021 pending a recommendation on the proposed amendment by the Transportation Policy and Planning Board

2. [65260](#) Amending the Hanson Neighborhood Development Plan, a supplement to the

City of Madison Comprehensive Plan, to provide updated recommendations for the area located along Portage Road between Hanson Road and DiLoreto Avenue.

PUBLIC HEARINGS

Zoning Map Amendments

Note: Item 3 should be referred to June 21, 2021 pending revisions to the Zoning Code by the Common Council (ID 63902, tentatively scheduled for June 1, 2021 Council meeting) and the proposed amendment to the Hanson Road Neighborhood Development Plan (ID 65260, Item 2 on tonight's agenda)

3. [63216](#) Creating Section 28.022 - 00482 of the Madison General Ordinances to change the zoning of property located at 4205 Portage Road, 17th Aldermanic District, from Temp. A (Temporary Agricultural) District to TR-U2 (Traditional Residential - Urban 2) District
4. [64349](#) Creating Section 28.022 - 00492 of the Madison General Ordinances to amend a Planned Development District at property located at 9301 Crosswinds Lane, 1st Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00493 to approve a Specific Implementation Plan.

Conditional Use Requests, Demolition Permits & Related Requests

Note: Items 5 and 6 are related and should be considered together

5. [64584](#) 145-151 W Wilson Street and 309-321 S Henry Street; 4th Ald. Dist: Consideration of a demolition permit to demolish seven residential buildings; consideration of a conditional use in the Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use in the UMX District for outdoor recreation, all to allow construction of a ten-story, mixed-use building containing approximately 800 square feet of commercial space and 206 apartments.
6. [64585](#) Approving a Certified Survey Map of property owned by Walter Wayne Development, Inc. located at 145-151 W Wilson Street and 309-321 S Henry Street; 4th Ald. Dist.
7. [64748](#) 2418 S Stoughton Road; 15th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto repair station to allow an existing building to be converted into an auto repair and auto sales facility.
8. [64750](#) 12 N Few Street; 2nd Ald. Dist.; Urban Design Dist. 8: Consideration of a demolition permit to allow a portion of a street-facing facade to be demolished and for a two-story addition containing eight commercial spaces and eight apartments to be constructed.

9. [64900](#) 1330 Sherman Avenue, 2nd Ald. Dist.: Consideration of a conditional use for lakefront development to allow reconstruction of the shelter building at Tenney Beach.
10. [64901](#) 2742 Dahle Street; 12th 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 consideration of a conditional use for an accessory building exceeding ten percent (10%) of lot area to allow construction of a detached garage
11. [64902](#) 1921 E Mifflin Street; 12th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for an accessory dwelling unit to allow an existing accessory building to be converted into an accessory dwelling unit
12. [64903](#) 6501 Watts Road; Urban Design Dist. 2; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a school to allow a portion of an office building to be converted into a private school

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – June 7, 2021

- 216 S Hamilton Street - Demolition Permit - Demolish single-family residence to construct building with four live/work units
- 6321 Town Center Drive - PD to Amended PD(GDP-SIP) - Construct 74 apartments in three (3) three-story buildings
- 621 Pioneer Road - Temp. A to TR-C3, Preliminary Plat and Final Plat of "Fox Knoll," creating 39 single-family lots and 4 outlots for public stormwater management
- 1344 E Washington Avenue - Conditional Use for food and related good sales in existing restaurant-tavern
- 2621 Moland Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 4145 Country Club Road - Demolition Permit and Conditional Use - Demolish and replace pool and pool house at Nakoma Golf Club
- 4706 Cottage Grove Road - Conditional Use - Construct drive-through ATM (vehicle access sales and service window) in planned multi-use site
- 3 Point Place & 581 D'Onofrio Drive - Amended PD(GDP-SIP) and Conditional Use - Amend General Development Plan and Specific Implementation Plan for High Point Woods Office Park to allow a school tenant in an existing building

- Upcoming Matters – June 21, 2021

- 6201 Mineral Point Road - Amended PD(GDP-SIP) and Demolition Permit - Demolish skilled nursing facility and construct new skilled nursing facility at Oakwood Village University Woods campus
- 204 N Few Street - Conditional Use to convert accessory building into accessory dwelling unit

- 403 S Ingersoll Street - Conditional Use to convert commercial building into mixed-use building with 1,130 sq. ft. of commercial space (coffeehouse) and one apartment
- 809 Williamson Street - Conditional Use for an outdoor eating area for restaurant-tavern
- 640 W Washington Avenue - Conditional Use for an outdoor eating area for restaurant-tavern
- 824-826 E Johnson Street - Demolition Permit and Conditional Use - Partial demolition of residence to expand and convert existing commercial and residential buildings into restaurant-tavern
- 2302 Packers Avenue - Conditional Use for an outdoor eating area for restaurant-tavern
- 5404 Woodley Lane - Demolition Permit - Demolish single-family residence and construct new single-family residence

The Plan Commission may preview these projects online at <https://www.cityofmadison.com/dpced/planning/current-projects/1599/>.

Projects are generally grouped by Plan Commission date. The information on the Current Projects pages may be different than the information in the Plan Commission materials for the meeting when a particular item will be considered.

ANNOUNCEMENTS

ADJOURNMENT

REGISTRATIONS

Following adjournment of the meeting, a final, complete list of persons registered for items on the agenda will be attached to File ID 63113 - Registrants for Plan Commission Meetings.