



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 9, 2022

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: 853 8352 9882

****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 APRIL 25, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900206&GUID=69AB6E8F-EC51-4965-A8EA-4C5F30120220](https://madison.legistar.com/View.ashx?M=M&ID=900206&GUID=69AB6E8F-EC51-4965-A8EA-4C5F30120220)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, May 23 and June 13, 27, 2022

Special Working Session/Meeting:
- Thursday, June 23, 2022 at 5:00 p.m.

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.

PUBLIC HEARINGS

Zoning Map Amendment

2. [70956](#) **SUBSTITUTE** - Creating Section 15.01(629) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" attaching to the 20th Alder District the property located at 3262 High Point Road in the Town of Middleton, amending Section 15.02(~~448~~140) of the Madison General Ordinances to attach the property to Ward ~~448~~140, and assigning a permanent zoning classification of Suburban Residential - Consistent District 1 (SR-C1).

Conditional Use Requests, Demolition Permits & Related Requests

Note: Items 3-5 are related and should be referred to May 23, 2022 at the request of the applicant

3. [70539](#) 519-547 W Washington Avenue; 4th Ald. Dist.: Consideration of a demolition permit to allow demolition of nine multi-family residences.
4. [70540](#) 519-547 W Washington Avenue; 4th Ald. Dist.: Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight units, and consideration of a conditional use to construct two additional stories in Area C of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), to allow construction of a six-story, 140-unit apartment building.
5. [70560](#) Approving a Certified Survey Map of property owned by Virtue, LLC and John and Christine Aufderharr located at 519-547 W Washington Avenue; 4th Ald. Dist.
6. [70541](#) 710 John Nolen Drive; 14th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a restaurant-tavern in Urban Design Dist. 1.
7. [70727](#) 114 N Blount Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish single-family residence.
8. [70748](#) 1701 Moorland Road; 14th Ald. Dist.: Consideration of a conditional use in IL (Industrial-Limited District) zoning to convert a restaurant-tavern to a restaurant-nightclub.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – May 23, 2022

- Election of Chair and Vice-Chair, and appointments to the Transportation Planning and Policy Board and Joint Campus Area Committee
- Zoning Text Amendment - Amend Table 28C-1 to create a column 'Multi-Family Dwelling (37-60) Units', and amend the tables in Section 28.051
- Zoning Text Amendment - Repeal Sec. 28.182(5)(c) regarding protest Petitions and amend Sec. 28.182(5)(b) to require a two-thirds favorable vote by the Common Council to pass zoning map amendments
- 1802 Pankratz Street - Conditional Use - Expand private school in Urban Design Dist. 4
- 3706 S Dutch Mill Road - Demolition Permit - Approval of a previously demolished industrial building
- 616 E Mifflin Street and 609 E Dayton Street - Demolition Permit, Conditional Use, and CSM Referral - Demolish two commercial buildings to construct a three-story 55-room hotel with restaurant-tavern on one lot, with existing two-story residence to remain
- 2303 W Beltline Highway - Demolition Permit - Demolish auto sales building
- 2310 Crossroads Drive - Conditional Use for a university tenant in existing commercial building
- 2425 S Stoughton Road - Conditional Use for an auto repair tenant in existing commercial building
- 5158 Spring Court - Conditional Use - Construct accessory building on lakefront parcel

- Upcoming Matters – June 13, 2022

- 222-232 E Olin Avenue - SE to TE, Demolition Permit, and Conditional Use - Demolish restaurant-tavern to construct 12-story mixed-use building with approximately 13,500 sq. ft. of commercial space and 192 apartments, with a two-story restaurant-tavern to remain
- 3900-3920 Monona Drive & 109 Cottage Grove Road - NMX to TSS, Demolition Permit, Conditional Use, and CSM Referral - Demolish four commercial buildings to construct five-story mixed-use building with approximately 6,400 sq. ft. of commercial space, two vehicle access sales and service windows, and 69 apartments on one lot
- 222-230 Merry Street - Rezone parcels from TR-U2 to TR-U1 consistent with Comprehensive Plan land use recommendations
- (Tentative) 2007 Roth St., 1810 & 1834 Commercial Ave., et al - IL and IG to CN, RMX and TR-U2 - Rezone consistent with recommendations in Oscar Mayer Special Area Plan (Revised request)
- (Tentative) Amend Official Map to map reservation for Ruskin Street/Huxley Street and Roth Street to Packers Avenue connections (Revised alignment)
- (Tentative) 702 Ruskin Street - IL to CC-T and CN - Rezone consistent with recommendations in Oscar Mayer Special Area Plan (Revised request)
- 705 Woodward Drive - Conditional Use - Construct accessory building on lakefront parcel
- 6067 Gemini Drive & 5909 Sharpsburg Drive - Alteration to PD(SIP) and Conditional Use
- Approve an outdoor eating area for a restaurant-nightclub (coffee shop) in a multi-tenant commercial building

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 69103, Registrants for 2022 Plan Commission Meetings.