



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, August 23, 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: 982 3464 3369

****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 AUGUST 9, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814688&GUID=B127B82B-8D6A-49A3-86FD-D9CE96B9774F](https://madison.legistar.com/View.ashx?M=M&ID=814688&GUID=B127B82B-8D6A-49A3-86FD-D9CE96B9774F)

SCHEDULE OF MEETINGS

Regular Meetings: September 20 and October 4, 18, 2021

Special Meetings:

- Urban Design Commission Virtual Tour: August 25, 2021 at 4:30 p.m.
- Plan Commission Work Session: September 30, 2021 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.

NEW BUSINESS

2. [66098](#) Adopting the Odana Area Plan as a supplement to the Comprehensive Plan and directing staff to implement the recommendations contained in the plan.

PUBLIC HEARINGS

Conditional Use Requests, Demolition Permits, and Related Items

Note: Items 3 and 4 were approved by the Plan Commission at its July 26, 2021 subject to conditions. Following that approval, the applicant determined that they could not meet some of those conditions and requested on July 31, 2021 to re-appear before the Plan Commission to obtain relief from those conditions. In order for this matter to be heard, a new Class 2 notice was published and postcards sent to owners and occupants within 200 feet of the subject site.

3. [66983](#) 1858-1890 E Washington Avenue; Urban Design Dist. 8; Ald. Dist. 12: Consideration of a demolition permit to demolish a multi-tenant commercial building and an auto repair station; consideration of a conditional use to construct a mixed-use building with greater than 60 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet in height; and consideration of a conditional use in the CC-T District for outdoor recreation, for the purposes of reconsidering the conditions of approval for a recently approved six-story mixed-use building with approximately 15,000 square feet of commercial space and 290 apartments.
4. [66560](#) Re-approving a Certified Survey Map of property owned by TDW Hartford, LLC located at 1858-1890 E Washington Avenue; 12th Ald. Dist. with revised conditions.
5. [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.
6. [66549](#) 421 Charmany Drive; 19th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a mixed-use building with greater than 48 dwelling units; consideration of a conditional use in the TSS District for a building exceeding three (3) stories and 40 feet in height; consideration of a conditional use in the TSS District for an outdoor eating area for a food and beverage establishment; consideration of a conditional use in the TSS District for outdoor recreation; consideration of a conditional use in the TSS District for a private parking facility, all to allow construction of a six-story mixed-use building with 179 dwelling units and 4,400 square feet of retail space.

7. [65849](#) 425 Charmany Drive; 19th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a building exceeding 68 feet in height and consideration of a conditional use in the TE District for general retail and/or food and beverage uses, to allow construction of a five-story laboratory building with a first floor retail/ restaurant tenant space.
8. [66120](#) 5535 University Avenue; Urban Design Dist. 6; 19th Ald. Dist.: Consideration of a demolition permit to demolish a grocery store; consideration of a conditional use to construct a mixed-use building with over 24 dwelling units in the Neighborhood Mixed-Use (NMX) District; consideration of a conditional use for a building in the NMX District exceeding three stories and 40 feet in height; consideration of a conditional use for a building in the NMX District modifying the allowed rear yard height transition to a residential district; and consideration of a conditional use for a building in the NMX District with non-residential uses occupying less than 50 percent of the ground-floor frontage facing the primary street, including all frontage at a street corner, all to construct a mixed-use building with 2,735 square feet of commercial space and 66 apartments.
9. [66551](#) 515-527 S Gammon Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window for a restaurant tenant in a multi-tenant commercial building.
10. [66552](#) 521 N Sherman Avenue; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor cooking operation located within 200 feet from the property line of a lot with a residential use; and consideration of a conditional use in the CC-T District for outdoor eating areas for a restaurant-tavern, to allow an existing commercial building to be converted into a restaurant-tavern with an outdoor oven and two outdoor eating areas.
11. [66553](#) 718 Dearholt Road; 10th Ald. Dist.: Consideration of a demolition permit to demolish single-family residence and construct new single-family residence.
12. [66554](#) 910 Pebble Beach Road; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct an accessory building exceeding 1,000 square feet.
13. [66555](#) 1123 Merrill Springs Road; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct an accessory building exceeding 800 square feet.
14. [66556](#) 1915 S Stoughton Road; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a brewery in an existing building.
15. [66558](#) 2737 Myrtle Street; 12th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District to construct an accessory building exceeding 10% of lot area.

16. [66559](#) 5521 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for limited production and processing; consideration of a conditional use in the CC-T District for a wholesale bakery; consideration of a conditional use in the CC-T District for a vehicle access sales and service window; and consideration of a conditional use in the CC-T District for an outdoor eating, to allow a former bank in a multi-tenant commercial center to be converted into a wholesale bakery and coffee shop with drive-thru window and outdoor eating area.
17. [66591](#) 1040 Williamson Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District to construct an accessory building with an accessory dwelling unit.
18. [66594](#) 1435 Morrison Street; 6th Ald. Dist.: Consideration of a demolition permit and conditional use to demolish an existing two-unit residence and construct a new single-family residence on a lakefront parcel

Land Division

19. [66987](#) 5048 Thorson Road, Town of Sun Prairie: Re-approval of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots.

Zoning Text Amendments

20. [66790](#) Creating Sec. 28.101 Mission Camp (MC) District, amending Sec. 28.211 to define Mission Camp, and amending Sec. 28.151 providing supplemental regulations for Mission Camps.
21. [66791](#) Creating Sec. 28.070, Tiny House Village (THV) District, Amending Sec. 28.061, Table 28D-2, to include the THV District and specific uses within that District, Amending Sec. 28.211, Definitions, to create a definition of Tiny House Village and Tiny House, and Amending Sec. 28.151, Supplemental Regulations, to provide regulations for Tiny House Villages.
22. [66792](#) Amending Section 28.151, Supplemental Regulations, Portable Shelter Mission, to allow a governmental entity to establish a portable shelter mission and to update references to the Wisconsin Administrative Code and Amending Chapter 28, Tables 28C-1, 28D-2, 28E-2, 28F-1, and 28G-1 to allow Portable Shelter Mission as a permitted accessory use in all zoning districts.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – September 20, 2021

- 201 S Gammon Road - Conditional Use - Renovate and construct additions to Memorial High School

- 2410 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence and accessory building on a lakefront parcel
- 341 State Street, 317-321 W Gorham Street and 322 W Johnson Street - UMX and DC to PD(GDP-SIP), Demolition Permit, and Certified Survey Map Referral - Demolish four commercial buildings to construct a ten-story mixed-use building with 386 dwelling units and 23,229 square feet of retail space; create one lot for mixed-use development
- 501 E Badger Road - Demolition Permit & Conditional Use - Renovate and construct additions to the Southside Elementary School (currently Badger Rock Middle School)

- Upcoming Matters – October 4, 2021

- Staff update on the South Madison Plan and Town of Madison attachment
 - 822 Miami Pass - Conditional Use - Construct an accessory building exceeding 1,000 square feet with an accessory dwelling unit
 - 2513 Seiferth Road - Conditional Use - Allow restaurant-nightclub in existing building with outdoor eating area
 - 3784-3796 Gala Way - Extraterritorial Certified Survey Map to re-divide three single-family lots in Town of Cottage Grove
 - 3802-3820 Gala Way - Extraterritorial Certified Survey Map to re-divide four single-family lots in Town of Cottage Grove to add additional lot depth from adjacent agricultural parcel
- 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.