



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 23, 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: 823 8507 6224

****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 9, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900205&GUID=0116012E-6252-48C2-B560-9FE0B8008547](https://madison.legistar.com/View.ashx?M=M&ID=900205&GUID=0116012E-6252-48C2-B560-9FE0B8008547)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, June 13, 27 and July 11, 25, 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.

SPECIAL ITEMS OF BUSINESS

- Election of Plan Commission Chair and Vice-Chair

- Plan Commission Appointments to the Transportation Policy and Planning Board and Joint Campus Area Committee

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. [71224](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Numbers 12777-1 - 4.01 through 12777-1 - 4.11, and also Numbers 12777-2 - 4.01 through 12777-2 - 4.15, for the required acquisitions per the Plats of Land Interests for the East-West Bus Rapid Transit project. Located in the City of Madison, and also within part of the Village of Shorewood. (1st, 3rd, 5th, 6th, 8th, 11th, 12th, 15th and 17th AD's)
3. [71235](#) Authorizing the City's execution of a lease with Curtis J. Martin, allowing for the use of a portion of the City-owned transportation corridor parcel located at 251 Jackson Street. (15th AD)

PUBLIC HEARINGS

Urban Design District Amendment

4. [70648](#) Amending MGO 33.24(15)(c) Map of Urban Design District 8.

Zoning Text Amendments

5. [70805](#) Amending Table 28C-1 to Create a Column Multi-Family Dwelling (37-60) Units, and amending tables in 28.051.
6. [71082](#) Repealing MGO Sec. 28.182(5)(c) ("Protest Petition") and amending MGO Sec. 28.182(5)(b) to include a two-thirds (2/3) favorable vote by Common Council to pass zoning map amendments.

Conditional Use Requests, Demolition Permits & Related Requests

Note: Items 7-9 are related and should be considered together

7. [70539](#) 519-547 W Washington Avenue; 4th Ald. Dist.: Consideration of a demolition permit to allow demolition of nine multi-family residences.
8. [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.
9. [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.
10. [70551](#) 1802 Pankratz Street; 12th Ald. Dist.; Urban Design Dist. 4: Consideration of a major alteration to an approved conditional use in the Suburban Employment (SE) District for a school, public or private; and consideration of a conditional use pursuant to Section 28.141(6) of the Zoning Code to allow automobile parking exceeding the maximum allowed for the proposed use, all to allow construction of an addition to a charter school.
11. [70749](#) 3706 S. Dutch Mill Road; 16th Ald. Dist.: Consideration of a demolition permit for a previously demolished industrial building.

Note: Items 12-14 are related and should be considered together

12. [70922](#) 609 E Dayton Street and 616 E Mifflin Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish two commercial buildings.

13. [70923](#) 609 E Dayton Street and 616 E Mifflin Street: Consideration of a conditional use in the Traditional Employment (TE) District for a hotel; and consideration of a conditional use for a restaurant-tavern, to allow construction of a three-story, 55-room hotel with 1,450 square-foot cafe.
14. [70958](#) Approving a Certified Survey Map of property owned by Mifflin Dayton, LLC/ McGrath Property Group, LLC located at 609 E Dayton Street and 616 E Mifflin Street; 6th Ald. Dist.
15. [70924](#) 2303 W Beltline Highway; 10th Ald. Dist.: Consideration of a demolition permit to allow demolition of an auto sales building.
16. [70925](#) 2310 Crossroads Drive; 17th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a university.
17. [70926](#) 2425 S Stoughton Road; 16th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for an auto repair business.

Note: Item 18 should be referred to June 27, 2022 pending consideration of a variance for the project by the Zoning Board of Appeals

18. [70928](#) 5158 Spring Court; 19th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 2165 Linden Avenue - Rezoning to PD(GDP-SIP) and CSM Referral to construct, three-story, 32-unit apartment building on one lot - Adopted on May 10, 2022 subject to Plan Commission recommendation
- Amend Section 28.022(3)(c) to Update City Floodplain Maps - Adopted on May 10, 2022 subject to Plan Commission recommendation
- Amend Sec. 28.151 Supplemental Regulations for "Nightclub," "Restaurant-Nightclub" and "Restaurant-Tavern", etc. - Adopted on May 10, 2022 subject to Plan Commission recommendation
- 119 E Olin Avenue - Rezoning to PR for Water Utility offices - Adopted on May 10, 2022 subject to Plan Commission recommendation
- 3262 High Point Road - Attachment from Town of Middleton and Rezoning to SR-C1 - Adopted on May 10, 2022 subject to Plan Commission recommendation
- 3734 Speedway Road - Upheld Plan Commission's March 21, 2022 conditional use approval for mixed-use building on May 10, 2022

- Upcoming Matters – June 13, 2022

- Incorporating Health & Safety Goals, Strategies, and Actions into the City's Performance Excellence Framework
- 2007 Roth St., 1810 & 1834 Commercial Ave., et al - IL and IG to CN, RMX and TR-U2 consistent with recommendations in Oscar Mayer Special Area Plan (Alternate and Substitute versions to be considered)
- Amend Official Map to map reservation for Ruskin Street/Huxley Street and Roth Street to Packers Avenue connections (Revised/ alternate alignment to be considered)
- 222-230 Merry Street - TR-U2 to TR-U1 to rezone parcels consistent with Comprehensive Plan land use recommendations
- 222-232 E Olin Avenue - SE to TE, Demolition Permit, Conditional Use, and CSM Referral - 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; with CSM to create two lots for project
- 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
- Zoning Text Amendment to repeal MGO Section 28.105, Neighborhood Conservation Overlay Districts
- 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
- 3010 Gregory Street - Demolition Permit - Demolish single-family residence

- Upcoming Matters – June 27, 2022

- Authorizing the Planning Division's shift to a Planning Framework with 13 higher level Area Plans
- 802-826 Regent Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two commercial buildings, one church, and two residences to construct ten-story mixed-use building with approximately 3,000 sq. ft. of commercial space and 178 apartments on one lot
- 2101-2115 East Springs Drive - Conditional Use and Certified Survey Map Referral - Construct residential building complex with 463 apartments in four buildings
- 4301 East Towne Boulevard - Conditional Use Alteration - Construct second lane for restaurant vehicle access sales and service window
- 131 W Wilson Street - Demolition Permit - Demolish X-story commercial building
- 917 Deming Way - Demolition Permit - Demolish street-facing wall of office building to allow addition
- 222 W Gorham Street - Conditional Use - Construct outdoor eating area for a restaurant-nightclub

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.