



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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](http://www.madisoncitychannel.tv).*

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Monday, April 11, 2022

5:30 PM

**\*\*Virtual Meeting\*\***

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**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](mailto: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: 899 3845 1368

**\*\*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 MARCH 21, 2022 REGULAR MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=900208&GUID=5D68A47D-2D15-4A00-9C5F-4867B8DC6445](https://madison.legistar.com/View.ashx?M=M&ID=900208&GUID=5D68A47D-2D15-4A00-9C5F-4867B8DC6445)

**SCHEDULE OF MEETINGS**

Regular Meetings:  
- Mondays April 25 and May 9, 23, 2022 at 5:30 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.

**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. [70109](#) Authorizing the execution of a Lease with Cellco Partnership d/b/a Verizon Wireless, for premises at McPike Park located at 1130 E. Wilson Street. (6th AD)
3. [70310](#) Authorizing the City's acceptance of ownership from the Newbery Heights Neighborhood Association of a "Little Free Library" located in Newbery Park at 7834 Lois Lowry Lane. (1st AD)
4. [70371](#) Vacating and Discontinuing a portion of a public alley located in part of Block 55 of Original Plat of Madison located in the Northwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (4th AD)

## NEW BUSINESS

5. [70631](#) Authorizing the City to Enter into an Intergovernmental Agreement with the Town of Cottage Grove

## PUBLIC HEARINGS

### Official Map Amendment

6. [69518](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison to connect Shopko Drive and Pankratz Street consistent with recommendations in the adopted *Oscar Mayer Special Area Plan*.

**Zoning Map Amendment & Related Requests**

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

7. [70480](#) Creating Section 28.022 - 00559 of the Madison General Ordinances to change the zoning of property located at 1705-1713 S. High Point Road, 20th Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-V2 (Suburban Residential-Varied 2) District.
8. [69793](#) 1705-1713 S High Point Road; 20th Ald. Dist.: Consideration of a conditional use in the [Proposed] Suburban Residential-Varied 2 (SR-V2) District for a school, public or private; consideration of a conditional use in the SR-V2 District for a building or structure exceeding 10,000 square feet in floor area; 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 a 50,000 square-foot private school.
9. [69801](#) Approving a Certified Survey Map of property owned by Wilmer A. and Sandra S. Dahl located at 1705-1713 S High Point Road; 20th Ald. Dist.

**Conditional Use Requests & Demolition Permits**

10. [69795](#) 224 Ohio Avenue; 15th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a restaurant-nightclub.
11. [69794](#) 734 E Washington Avenue; 2nd Ald. Dist.: Consideration of a demolition permit to allow demolition of a two-story commercial building.
12. [70345](#) 1313 Fish Hatchery Road; 13th Ald. Dist.: Consideration of a demolition permit to allow demolition of a former health clinic

**Land Division**

13. [70347](#) 3779 Gala Way, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to reconfigure lots.

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

- Zoning Text Amendment - Amend Ch. 28 to create an outdoor eating area, temporary, associated with a food and beverage establishment as a use category in Ch. 28, amending Tables 28D-2, 28E-2, 28F-1 and 28G-1 to include the new use category, and amending Subchapter 28J: Supplemental Regulations - Approved subject to Plan Commission recommendations on March 29, 2022

- Zoning Text Amendment - Amending Sections 28.071 and 28.151 to allow for residential uses on the ground floor of buildings within the lesser of 40% or 40 feet in Mixed-Use and Multi-Family buildings on specified downtown streets - Approved subject to Plan Commission recommendations on March 29, 2022
- 700-740 Regent Street - Amended PD(GDP-SIP) and Certified Survey Map Referral - Approved subject to Plan Commission recommendations on March 29, 2022

Oscar Mayer Special Area Plan-Related Items:

>> Items approved by the Common Council on March 29, 2022 subject to Plan Commission recommendations:

- 1010 North Street - Rezoning from TR-C4 to PR
- 910 Oscar Ave, 1201 Huxley St, 1910 Roth St., et al - Rezoning from CC-T, IL, and IG
- 1741-2125 Commercial Ave, 2401-2417 Pennsylvania Ave, et al - Rezoning from IL to CC-T
- 1902 E Johnson St. & 2010-2030 Pennsylvania Avenue - Rezoning from IL to RMX
- 1909 Aberg Avenue - Rezoning from IL to TR-U1
- 1802-1810 Roth St., 1106-1114 O'Neill Ave., et al - Rezoning from CC-T and IL to CC-T and TR-U1

>> Items referred by the Common Council on March 29, 2022 to their May 10, 2022 meeting:

- 2007 Roth St., 1810 & 1834 Commercial Ave., et al - Rezoning from IL and IG to CN, RMX and TR-U2
- Amend Official Map to map reservation for Ruskin Street/Huxley Street and Roth Street to Packers Avenue connections
- 702 Ruskin Street - Rezoning from IL to CC-T and CN (Note: A protest petition has also been filed for this zoning map amendment)

**- Upcoming Matters – April 25, 2022**

- Comprehensive Plan - 2022 Progress Update
- Plan Commission Discussion Regarding Meeting Format for June-December 2022
- Amending the Yahara Hills Neighborhood Development Plan
- Amending the Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan
- 2165 Linden Avenue - TR-V1 to PD(GDP-SIP), Demolition Permit and CSM Referral - Demolish place of worship to construct, three-story, 32-unit apartment building on one lot
- 929 E Washington Avenue - Conditional Use Alteration - Construct 14-story mixed-use building with approximately 95,800 square feet of commercial space and 105 apartments in Urban Design Dist. 8
- Zoning Text Amendment - Amend Section 28.022(3)(c) to Update City Floodplain Maps
- Zoning Text Amendment - Amend Sec. 28.151 Supplemental Regulations for "Nightclub," "Restaurant-Nightclub" and "Restaurant-Tavern"; amend Sec. 28.211 Definitions for "Nightclub," "Restaurant-Nightclub," "Restaurant-Tavern," and "Tavern" to allow food in taverns and nightclubs; amend Table 28D-2 in MGO 28.061 to change "Brewpub," "Catering," "Incidental Alcohol Sales," "Restaurant-Tavern," and "Tavern" from conditional to permitted uses in the NMX district
- 119 E Olin Avenue - CN to PR - Rezoning Water Utility offices to correct a zoning map error
- 3734 Speedway Road - Demolition of commercial building
- 5109 Barton Road - Demolition Permit and Conditional Use - Demolish and replace pool and pool house
- 4914 Pflaum Road - Conditional Use - Allow service business (salon) in existing

multi-tenant commercial building

**- Upcoming Matters – May 9, 2022**

- 519-547 W Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish nine multi-family residences to construct a six-story, 140-unit apartment building on one lot
- 710 John Nolen Drive - Conditional Use - Convert office building into restaurant-tavern in Urban Design Dist. 1
- 114 N Blount Street - Demolition Permit - Demolish a single-family residence
- 1701 Moorland Road - Conditional Use - Convert a restaurant-tavern to 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.