



# 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, July 25, 2022

5:30 PM

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

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**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: 858 5513 0462

**\*\*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 ntauw, cov ntauw 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

## DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

## MINUTES OF THE JULY 11, 2022 REGULAR MEETING and JUNE 23, 2022 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=900201&GUID=9F864DF6-CA36-496A-A42B-E0C85544F3EF](https://madison.legistar.com/View.ashx?M=M&ID=900201&GUID=9F864DF6-CA36-496A-A42B-E0C85544F3EF)

[https://madison.legistar.com/View.ashx?  
M=M&ID=952182&GUID=71C17EB0-6B76-4B0C-8DEC-BB41C54DA528](https://madison.legistar.com/View.ashx?M=M&ID=952182&GUID=71C17EB0-6B76-4B0C-8DEC-BB41C54DA528)

## SCHEDULE OF MEETINGS

Regular Meetings: August 8, 29, September 19, 2022

## 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

2. [71167](#) Incorporating Health & Safety Goals, Strategies, and Actions into the City's Performance Excellence Framework
3. [71147](#) Authorizing the Planning Division's shift to a Planning Framework with 13 higher level

Area Plans to be updated every 10 years

## PUBLIC HEARINGS

Note: Items 4-6 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

### Conditional Uses, Demolition Permits and Related Requests

4. [71244](#) 802, 816, 818, 820, and 826 Regent Street; 8th Ald. Dist.: Consideration of a demolition permit to demolish a place of worship, two residences, and two mixed-use buildings.
5. [71245](#) 802-826 Regent Street; 8th Ald. Dist: 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 with approximately 3,000 square feet of commercial space and 178 apartments.
6. [71249](#) Approving a Certified Survey Map of property owned by CRG Acquisition, LLC located at 802-826 Regent Street; 8th Ald. Dist.

Note: Items 7-8 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

7. [71883](#) 402 W Wilson Street; 4th Ald. Dist.: Consideration of a demolition permit to partially demolish an office building.
8. [72468](#) Creating Section 28.022 - 00569 of the Madison General Ordinances to amend a Planned Development (PD) District at property located at 402 W. Wilson Street, 4th Aldermanic District, amending the PD(GDP) Planned Development (General Development Plan), and creating Section 28.022 - 00570 to approve a Specific Implementation Plan.  
  
PD Zoning Map Amendment is to allow the development of a four-story, approximately 54-unit residential building
9. [71648](#) 402 Rustic Drive; 3rd Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a community living arrangement with 9-15 residents.
10. [72201](#) 437 S Yellowstone Drive; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for general retail to allow a general retail tenant in multi-tenant commercial building.
11. [72202](#) 2253 Keyes Avenue; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

12. [72203](#) 4035 Owl Creek Drive; 16th Ald. Dist. Consideration of a demolition permit to demolish a street-facing wall of an office /industrial building to allow construction of an addition.

## **BUSINESS BY MEMBERS**

## **COMMUNICATIONS**

## **SECRETARY'S REPORT**

### **- Recent Common Council Actions:**

- 2005 N Sherman Avenue - TR-C4 to NMX - Adopted subject to Plan Commission recommendation on July 19, 2022
- 3401 E Washington Avenue - IL to CC-T and Certified Survey Map - Adopted subject to Plan Commission recommendation on July 19, 2022
- 5109 Barton Road - Certified Survey Map - Adopted subject to Plan Commission recommendation on July 19, 2022

### **- Upcoming Matters, August 8, 2022:**

- 1841 Northport Drive - Conditional Use - Construct one-story restaurant with vehicle access sales and service window
- 102 S Sprecher Road - Temp. A to TR-U1, Conditional Use and Certified Survey Map Referral - Construct four-story, 160-unit apartment building on one lot, with one outlet
- 5158 Spring Court - Conditional Use - Construct accessory building on lakefront parcel
- 3393 Burke Road - Extraterritorial Certified Survey Map - Create one residential lot and one institutional lot in the Town of Burke
- 25 S Livingston Street - Conditional Use - Create outdoor eating area for concert hall
- 4100 Nakoma Road - Conditional Use - Allow private school tenant in place of worship
- Assigning City Zoning to Town of Madison properties to take effect upon attachment

### **- Upcoming Matters, August 29, 2022:**

- 575 Zor Shrine Place - SE to TR-U2 and Conditional Use - Construct five-story 105-unit apartment building in residential building complex
- 4000-4150 Packers Avenue & 4201 N Sherman Avenue - Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat - Raemisch Farm Development, creating 76 single-family lots, two lots for future mixed-use development, six lots for future multi-family development, one outlet for public stormwater management and wetland protection, one outlet for public parkland, one outlet for private open space, and one outlet for urban agriculture
- 4109 Maple Grove Drive - (Administrative) Certified Survey Map - Two lot CSM to create two residential lots in the SR-V2 zoning district

## **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.