



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 8, 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: 870 9456 3898

****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 JULY 25, 2022 MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900200&GUID=3CD8FB30-4DBA-41E4-A379-C7B133E71BCF](https://madison.legistar.com/View.ashx?M=M&ID=900200&GUID=3CD8FB30-4DBA-41E4-A379-C7B133E71BCF)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, August 29 and September 19, 2022 at 5:30 p.m.

Special Meeting:
- Thursday, September 29, 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.

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. [72885](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Numbers 12777-2-4.05 Amendment 1 and 12777-2-4.10 Amendment 1 for East-West Bus Rapid Transit (3rd and 12th AD's)

NEW BUSINESS

3. [72440](#) Directing City Staff to Provide Public Notification Related to Property Development Proposals, Alcohol Licenses, and Other City Business

PUBLIC HEARINGS

Conditional Uses

4. [70928](#) 5158 Spring Court; 19th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel

Note: Item 5 should be referred to a future meeting (no date specified) at the request of the applicant

5. [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.
6. [72210](#) 1801-1841 Northport Drive; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window, and consideration of a conditional use to allow construction of a new building in a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use, all to allow construction of a one-story coffee shop with vehicle access sales and service window
7. [72362](#) 25 S Livingston Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for an outdoor eating area for a theater/ concert hall.
8. [72363](#) 4100 Nakoma Road; 10th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for a school, public or private, to be located in an existing place of worship.

Zoning Map Amendments & Related Requests

Note: Items 9-11 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.

9. [72439](#) Creating Section 28-022-00568 of the Madison General Ordinances to rezone property located at 102 S Sprecher Road, 3rd Aldermanic District, from Temporary A (Agricultural District) District to TR-U1 (Traditional Residential-Urban 1) District.
10. [72211](#) 102 S Sprecher Road; 3rd Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 160-unit apartment building
11. [72215](#) Approving a Certified Survey Map of property owned by RWW 4605 Sprecher Road, LLC located at 102 S Sprecher Road; 3rd Ald. Dist.

SPECIAL ITEM OF BUSINESS

12. [70576](#) Update and Discussion: Transit-Oriented Development Overlay Zoning

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions:

- 402 W Wilson Street - Amended PD(GDP-SIP) for partial demolition of office building, and renovation of remaining building and construction of an addition to create a four-story, 54-unit apartment building - Adopted subject to Plan Commission recommendation on August 2, 2022
- Authorizing the Planning Division's shift to a Planning Framework with 13 higher level Area Plans - Adopted substitute on August 2, 2022 with 12 planning areas

- Upcoming Matters, August 29, 2022:

- Zoning of Town of Madison properties attaching to the City of Madison on October 30, 2022
- (Tentative) Zoning Text Amendment - Repealing MGO Section 28.105, Neighborhood Conservation Overlay Districts
- Zoning Text Amendment - Amending portions of Chapter 28 to change "Subchapter 28J" to "Section 28.151"
- 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 outlot for public stormwater management and wetland protection, one outlot for public parkland, one outlot for private open space, and one outlot for urban agriculture
- 3706 Nakoma Road - Certified Survey Map Referral - Reconfigure two residential lots
- 3393 Burke Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Burke
- 4730 Femrite Drive and 2730 Daniels Street - Conditional Use - Construct surface automobile parking lot with 36 stalls
- 4649 Verona Road - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish commercial building to construct a four-story, 70-unit apartment building on one lot
- 1305-1323 Williamson Street and 409 S Baldwin Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish three commercial buildings, renovate remaining buildings, and construct an addition to create a one- to two-story mixed-use building with approximately 26,100 sq. ft. of commercial space and 3,000 sq. ft. of office space on one lot.

- Upcoming Matters, September 19, 2022

- Plan Commission Discussion Regarding Meeting Format through December 2022
- 1701 Wright Street - Demolition Permit and Conditional Use - Renovate and construct addition(s) to Madison College Administration building.
- 7035-7145 Littlemore Drive - CN to PR and Conditional Use - Construct park shelter (community center) in Door Creek Park
- 7440 Mineral Point Road - Demolition Permit and Conditional Use - Demolish commercial building to construct multi-tenant commercial building with two vehicle access sales and service windows
- 3841 E Washington Avenue and 3909 & 3913 Lien Road - Conditional Use - Convert

197-room hotel into residential building with 190 apartments
- 2121-2157 Waterfall Way - Preliminary Plat and Final Plat of Village at Autumn Lake
Replat No. 6, replatting 10 single-family lots into 12 single-family lots

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.