



# 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, May 10, 2021

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: 969 2186 8990

**\*\*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 APRIL 26, 2021 REGULAR MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=814682&GUID=96A7CD46-4625-43B0-8924-AE006BB4EE12](https://madison.legistar.com/View.ashx?M=M&ID=814682&GUID=96A7CD46-4625-43B0-8924-AE006BB4EE12)

**SCHEDULE OF MEETINGS**

Regular Meetings: May 24 and June 7, 21, 2021

Special Meeting: May 13, 2021 at 5:00 p.m. via Zoom; the topic will be Transportation Demand Management (TDM)

**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. [65252](#) Authorizing the City to Join a Petition to Vacate or Alter the Platted "Public Service Strip" Between Lots 11 and 12 in Block 20 of Nakoma, Plat of Blocks 19, 20, 21, 22, 23. (10th AD)

## PUBLIC HEARINGS

### Zoning Map Amendment

Note: Item 3 should be referred to May 24, 2021 at the request of the applicant

3. [63216](#) Creating Section 28.022 - 00482 of the Madison General Ordinances to change the zoning of property located at 4205 Portage Road, 17th Aldermanic District, from Temp. A (Temporary Agricultural) District to TR-U2 (Traditional Residential - Urban 2) District

### Conditional Use Requests, Demolition Permits & Related Requests

4. [60000](#) 2649 East Springs Drive, 17th Ald. Dist.: Consideration of a demolition permit to allow a restaurant-tavern to be demolished; consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window for a proposed restaurant; consideration of a conditional use in CC-T for an outdoor eating area for the restaurant; and consideration of a conditional use in the CC-T District to exceed the 65-foot maximum front yard setback for lots with no on-street parking.

Note: Items 5 and 6 are related and should be referred to May 24, 2021 at the request of the applicant and pending a recommendation by the Urban Design Commission on Item 5

5. [64584](#) 145-151 W Wilson Street and 309-321 S Henry Street; 4th Ald. Dist:  
Consideration of a demolition permit to demolish seven residential buildings; consideration of a conditional use in the Urban Mixed-Use (UMX) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use in the UMX District for outdoor recreation; and consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories, all to allow construction of a ten-story, mixed-use building containing approximately 800 square feet of commercial space and 206 apartments.
6. [64585](#) Approving a Certified Survey Map of property owned by Walter Wayne Development, Inc. located at 145-151 W Wilson Street and 309-321 S Henry Street; 4th Ald. Dist.
7. [64747](#) 134 S Fair Oaks Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for general retail and consideration of a conditional use in the TE District for a market garden to allow a pharmacy tenant in a mixed-use building with associated garden.
8. [64748](#) 2418 S Stoughton Road; 15th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto repair station to allow an existing building to be converted into an auto repair and auto sales facility.
9. [64749](#) 1046 E Washington Avenue; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-tavern and consideration of a conditional use in the TE District for an outdoor eating area to allow a restaurant-tavern tenant in a mixed-use building with an outdoor eating area.

## **BUSINESS BY MEMBERS**

### **SECRETARY'S REPORT**

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

- 1901 Aberg Avenue - Rezoning from IL to PD(GDP-SIP) for a portable shelter community with 28 portable shelter units - Approved on May 4, 2021 subject to Plan Commission recommendation

#### **- Upcoming Matters – May 24, 2021**

- 9301 Crosswinds Lane - PD to Amended PD(GDP-SIP) - Construct 32 multi-family units in two buildings  
- 12 N Few Street - Demolition Permit - Demolish portion of street-facing façade of commercial bldg. to construct two-story addition with 8 commercial spaces and 8 apartments in Urban Design Dist. 8

- 1330 Sherman Avenue - Conditional Use - Construct Tenney Park Beach Shelter (waterfront development)
- 2742 Dahle Street - Conditional Use - Construct accessory building exceeding 10% of lot area
- 1921 E Mifflin Street - Conditional Use - Convert accessory building into accessory dwelling unit
- 6501 Watts Road - Conditional Use - Convert portion of office building into private school in Urban Design Dist. 2

#### **- Upcoming Matters – June 7, 2021**

- 216 S Hamilton Street - Demolition Permit - Demolish single-family residence to construct building with four live/work units
- 6321 Town Center Drive - PD to Amended PD(GDP-SIP) - Construct 74 apartments in three (3) three-story buildings
- 621 Pioneer Road - Temp. A to TR-C3, Preliminary Plat and Final Plat of "Fox Knoll," creating 39 single-family lots and 4 outlots for public stormwater management
- 1344 E Washington Avenue - Conditional Use - Allow food and related good sales in existing restaurant-tavern
- 2621 Moland Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 4145 Country Club Road - Demolition Permit and Conditional Use - Demolish and replace pool and pool house at Nakoma Golf Club
- 4706 Cottage Grove Road - Conditional Use - Construct drive-through ATM (vehicle access sales and service window) in planned multi-use site
- 3 Point Place - Amended PD(GDP-SIP) and Conditional Use - Amend General Development Plan and Specific Implementation Plan for High Point Woods Office Park to allow a school tenant in an existing building

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.