



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, July 26, 2021

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: 919 8103 2964

****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 8, 2021 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=858555&GUID=0F085BB5-612C-451F-ABDC-5A2FCA853BEF](https://madison.legistar.com/View.ashx?M=M&ID=858555&GUID=0F085BB5-612C-451F-ABDC-5A2FCA853BEF)

MINUTES OF THE JULY 12, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814687&GUID=FB819A14-71E3-4510-878C-F9B1C4BB753A](https://madison.legistar.com/View.ashx?M=M&ID=814687&GUID=FB819A14-71E3-4510-878C-F9B1C4BB753A)

SCHEDULE OF MEETINGS

Regular Meetings: August 9, 23 and September 20, 2021
Special Meeting: August 25 UDC Virtual Bus Tour, 4:30 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.

NEW BUSINESS

2. [66545](#) Discussion of Potential Demolition Ordinance Changes

PUBLIC HEARINGS**Zoning Text Amendment**

Note: Item 3 should be referred to August 9, 2021 at the request of the district alder

3. [65765](#) Creating Section 28.134(6) of the Madison General Ordinances to create the Williamson Street Maximum Building Heights.

Zoning Map Amendments & Related Requests

Note: Items 4 and 5 are related and should be considered together

4. [66221](#) Creating Section 28.022 -- 00508 of the Madison General Ordinances to change the zoning of property located at 222-232 E. Olin Avenue, 14th Aldermanic District, from SE (Suburban Employment) District to TE (Traditional Employment) District.
5. [65653](#) 222-232 E Olin Avenue; Urban Design Dist. 1; 14th Ald. Dist.: Consideration of a demolition permit to demolish two restaurants; consideration of a conditional use in the [Proposed] Traditional Employment (TE) District for dwelling units in a mixed-use building, and; consideration of a conditional use in the TE District for a building exceeding five stories and 68 feet in height; all to allow the construction of a eighteen-story mixed-use building containing approximately 16,000 square feet of commercial space and 290 apartments.

Note: Items 6 and 7 are related and should be considered together

6. [66222](#) Creating Section 28.022 - 00509 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) District to TR-C3 (Traditional-Residential-Consistent 3) District; and creating Section 28.002 - 00510 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022-511 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022 - 00512 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North

Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District; and creating Section 28.022-513 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CN (Conservancy) District.

7. [65654](#) Approving the preliminary plat of Raemisch Farm Development on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 12th Ald. Dist.
8. [66234](#) Creating Section 28.022 -- 00507 of the Madison General Ordinances to change the zoning of properties located at 609-621 Pine Street and 1505 Beld Street, 13th Aldermanic District, from CC-T (Commercial Corridor - Transitional) District to TR-C2 (Traditional Residential - Consistent 2) District to correct a mapping error.

Subdivision

9. [65847](#) Approving the final plat of *Westwind* on land generally addressed as 10554 Mineral Point Road; 9th Ald. Dist.

Conditional Use Requests, Demolition Permits & Related Requests

Note: Items 10 and 11 are related and should be considered together

10. [65650](#) 1858-1890 E Washington Avenue; Urban Design Dist. 8; Ald. Dist. 12: Consideration of a demolition permit to demolish a multi-tenant commercial building and an auto repair station; consideration of a conditional use to construct a mixed-use building with greater than 60 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet in height; and consideration of a conditional use in the CC-T District for outdoor recreation, all to construct a six-story mixed-use building with approximately 15,000 square feet of commercial space and 290 apartments.
11. [65658](#) Approving a Certified Survey Map of property owned by TDW Hartford, LLC located at 1858-1890 E Washington Avenue; 12th Ald. Dist.
12. [65848](#) 2001 Atwood Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an accessory outdoor cooking operation for a tasting room.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

13. [66547](#) Staff Summary: Status of Hotel Development

- Recent Common Council Actions

- 575 Zor Shrine Place - SE to TR-U2, Demolition Permit, Conditional Use, Certified Survey Map - Adopted on July 20, 2021 subject to Plan Commission recommendation
- 1220-1228 Williamson Street - Certified Survey Map - Adopted on July 20, 2021 subject to Plan Commission recommendation
- 849 E. Washington Avenue - Certified Survey Map - Adopted on July 20, 2021 subject to Plan Commission recommendation
- Downtown Height Map - Lamp House - Placed on File on July 20, 2021
- TE Rear Yard Setbacks - Approved on July 20, 2021
- Amendment to East Washington Avenue Capitol Gateway Corridor Plan - Approved on July 20, 2021

- Upcoming Matters – August 9, 2021

- 30 Ash Street and 2300-2436 Regent Street - TR-C2 to CI, Demolition Permit, Conditional Use & CSM Referral - Renovate and construct additions to West High School, demolish and rezone 2436 Regent Street, and create one institutional lot
- 2222 E Washington Avenue - Conditional Use - Renovate and construct additions to East High School
- 507 Davidson Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 521 Cottage Grove Road - Conditional Use - Allow free-standing vending in the parking lot of a tavern
- 1729 Schlimgen Avenue - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 1620 Waunona Way - Conditional Use - Reconstruct accessory building on lakefront parcel
- 1621 Capital Avenue - Conditional Use - Construct accessory buildings exceeding 1,000 square feet of lot area
- 3570-3578 E Washington Avenue - Demolition Permit - Demolish two single-family residences and a two-family residence with no proposed use

- Upcoming Matters – August 23, 2021

- Recommendation on Adoption of the Odana Area Plan
- 5535 University Avenue - Demolition Permit and Conditional Use - Demolish grocery store to construct a four-story mixed-use building with 2,735 square feet of commercial space and 66 apartments
- 421 Charmany Drive - Conditional Use - Construct a six-story mixed-use building with 179 dwelling units and 4,400 square feet of retail space
- 517 S Gammon Road - Conditional Use - Construct a drive-thru in an existing commercial building
- 521 N Sherman Avenue - Conditional Use - Redevelop an existing retail space into a commercial kitchen
- 718 Dearholt Road - Demolition Permit - Demolish single-family residence and construct new single-family residence with accessory dwelling unit
- 910 Pebble Beach Road - Conditional Use - Construct an accessory building exceeding 1,000 square feet
- 1123 Merrill Springs Drive - Conditional Use - Construct an accessory building exceeding 800 square feet

- 1915 S Stoughton Road - Conditional Use - Allow a brewery in an existing building
- 2737 Myrtle Street - Conditional Use - Construct an accessory building exceeding 10% of lot area
- 5521 Odana Road - Conditional Use - Allow bakery, drive-thru, and outdoor eating at an existing building
- 1435 Morrison Street - Demolition Permit and Conditional Use - Demolish an existing two-unit residence and construct a new single-family residence on a lakefront parcel

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.