



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, February 22, 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: 979 2543 2595

****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 FEBRUARY 8, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814675&GUID=E1A5DABC-F0F5-42E5-B847-156836E4674E](https://madison.legistar.com/View.ashx?M=M&ID=814675&GUID=E1A5DABC-F0F5-42E5-B847-156836E4674E)

SCHEDULE OF MEETINGS

Regular Meetings: March 8, 22 and April 12, 26 2021

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. [63041](#) Amending the Triangle Monona Bay Neighborhood Plan to revise the transportation recommendations for the north-south public street from Regent Street to West Washington Avenue from bike/ped friendly to bike/ped only (with emergency vehicle access) for the north section from Regent Street to Braxton Place.

PUBLIC HEARINGS

Zoning Text Amendments

3. [63860](#) Amending Table 28E-2 of Subsection (1) of Section 28.072 to add Live-work unit as a permitted use in the Downtown Core (DC), Urban Office Residential (UOR), and Urban Mixed Use (UMX) Districts.
4. [63905](#) Amending Section 28.151 of the Madison General Ordinances to add Keeping of Chickens as an Accessory Use for Recreation, Community or Neighborhood Centers.
5. [63968](#) Amending Sec. 28.151 "Car Wash" and Secs. 28.065 (TSS), 28.066 (MXC), 28.067 (CC-T), 28.068 (CC), 28.084 (TE), 28.085 (SE) to allow vacuums outside of car washes in specified districts with supplemental regulations.

Tax Incremental District (to be considered after 5:45 p.m.)

6. [63899](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 36 (Capitol Gateway), City of Madison.

Zoning Map Amendment

Note: Item 7 should be referred to March 8, 2021 at the request of the applicant

7. [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

Subdivision

8. [63758](#) Approving the final plat of *Eastwood Springs* on land generally addressed as 6602 Commercial Avenue; 3rd Ald. Dist.

Conditional Use Requests & Demolition Permits

Note: Item 9 should be referred to March 8, 2021 to allow public hearing notices to be sent

9. [63476](#) 126 Langdon Street; 2nd Ald. Dist: Consideration of final plans for a site previously approved for demolition of a residential building with no proposed use; consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use to allow outdoor recreation; and consideration of a conditional use to construct two additional stories in Area F of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), all to allow

construction of a seven-story, 106-unit apartment building.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – March 8, 2021

- Odana Area Plan Update
- 4000-4150 Packers Avenue & 4201 N Sherman Avenue - Temp. A to SR-C2, TR-C3, TR-V2, TR-U1 and CC-T and Preliminary Plat of Raemisch Farm Development, creating 124 single-family lots and 7 lots for future multi-family or mixed-use development, two outlots to be dedicated for stormwater management and one outlot to be dedicated for public alley
- Zoning Text Amendment - Amending various sections of Subchapters 28C (Residential Districts) and 28D (Mixed-Use and Commercial Districts) of the Zoning Code to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts
- Zoning Text Amendment - Modifications to required the front yard setback in various zoning districts related to street trees
- 2822 Milwaukee Street - Demolition Permit - Demolish single-family residence with no proposed use
- 1249 S Sprecher Road - Conditional Use - Construct 1,440 square-foot detached garage
- 725 Jenifer Street - Conditional Use - Allow accessory building on a lakefront parcel

- Upcoming Matters – March 22, 2021

- 555 W Washington Avenue - Conditional Use - Convert financial institution into hardware store with vehicle access sales and service window (Referred pending variance)
- 9301 Crosswinds Lane - PD to Amended PD(GDP-SIP) - Construct 32 multi-family units in two buildings
- 166 S Marquette Street - Conditional Use for a detached garage exceeding ten percent (10%) of lot area
- 924 Williamson Street - Conditional Use - Convert existing building into arcade with incidental alcohol sales

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.