



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 9, 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: 966 0501 5315

****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 26, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814692&GUID=891FA11F-9FB2-4200-B45D-D9E0605DBCEA](https://madison.legistar.com/View.ashx?M=M&ID=814692&GUID=891FA11F-9FB2-4200-B45D-D9E0605DBCEA)

SCHEDULE OF MEETINGS

Regular Meetings: August 23 and September 20, 2021

Special Meetings:

- Urban Design Commission Virtual Bus Tour: August 25, 2021 at 4:30 p.m.
- Plan Commission Work Session: September 30, 2021 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. [66666](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required to construct storm water management and storm sewer facilities to alleviate flooding issues in the western portion of the Hawks Landing subdivision, in the City of Madison, Dane County, Wisconsin. (1st AD)

PUBLIC HEARINGS

West High School-Related Requests

Note: Items 3 - 5 relate to the West High School campus east of Highland Avenue and should be considered together. Item 6 is related to West HS but located on a different zoning lot west of Highland Avenue and should therefore be a separate public hearing.

3. [66448](#) Creating Section 28.022 - 00514 of the Madison General Ordinances to change the zoning of property located at 2436 Regent Street, 5th Aldermanic District, from TR-C2 (Traditional Residential-Consistent 2) District to CI (Campus Institutional) District
4. [65850](#) 30 Ash Street and 2300-2436 Regent Street; 5th Ald. Dist.: Consideration of a demolition permit to demolish a retail building at 2436 Regent Street;

consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for additions to an existing building that exceed 4,000 square feet in floor area; consideration of a conditional use in a CI District without a campus master plan for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building; and consideration of a conditional use in the CI District for development greater than three (3) stories and 68 feet in height, all to allow construction of additions to West High School as well as site changes, including the addition of a new turf football field.

5. [65851](#) Approving a Certified Survey Map of property owned by the Madison Metropolitan School District generally located at 30 Ash Street and 2436 Regent Street; 5th Ald. Dist.
6. [66822](#) 105 Grand Avenue/ 2500 Regent Street; 5th Ald. Dist.: Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building to allow modifications to the outdoor athletic fields for West High School.

Conditional Use Requests & Demolition Permits

7. [65852](#) 2222 E Washington Avenue; 12th Ald. Dist.: Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for additions to an existing building that exceed 4,000 square feet in floor area; and consideration of a conditional use in a CI District without a campus master plan for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building, all to allow construction of additions to East High School as well as site changes, including the addition of a new turf football field.
8. [66110](#) 507 Davidson Street; 15th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence
9. [66111](#) 517-521 Cottage Grove Road; 15th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District to allow free-standing vending in the parking lot of a tavern.
10. [66112](#) 1729 Schlimgen Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence
11. [66113](#) 1620 Waunona Way; 14th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for an accessory building exceeding 576 square feet; and consideration of a conditional use for an accessory building to be constructed on a lakefront parcel.
12. [66115](#) 1621 Capital Avenue; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for accessory buildings exceeding 1,000 square feet of floor area

13. [66119](#) 3570-3578 E Washington Avenue; 15th Ald. Dist.: Consideration of a demolition permit to demolish two single-family residences and a two-family residence with no proposed use.

Zoning Text Amendment

Note: Ald. Brian Benford, Dist. 6, sponsored the text amendment ordinance, which was introduced at the July 6, 2021 Common Council meeting. However, following a July 29 neighborhood meeting, Ald. Benford has requested that the proposed amendment be placed on file without prejudice.

14. [65765](#) Creating Section 28.134(6) of the Madison General Ordinances to create the Williamson Street Maximum Building Heights.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 222-232 E Olin Avenue - Rezoning from SE to TE to construct eighteen-story mixed-use building with 16,000 sq. ft. of commercial space and 290 apartments - Placed on file without prejudice on August 3, 2021 consistent with Plan Commission recommendation
- 4000-4150 Packers Avenue 4201 N Sherman Avenue - Rezoning from Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat of Raemisch Farm Development - Motion to approve failed at August 3, 2021 Common Council meeting
- 10554 Mineral Point Road - Final Plat of Westwind, creating 70 single-family lots, four outlots dedicated to the public for stormwater management, and one outlot for future development - Adopted on August 3, 2021 subject to Plan Commission recommendation
- 609-621 Pine Street and 1505 Beld Street - Rezoning from CC-T to TR-C2 to correct a map error - Adopted on August 3, 2021 subject to Plan Commission recommendation

- Upcoming Plan Commission Matters – August 23, 2021

- (Tentative) Odana Area Plan (ID 66098)
- 1858-1890 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial center and auto repair facility to construct six-story mixed-use building with 15,000 sq. ft. of comm. space and 290 apartments on one lot (Request for relief from July 26 conditions of approval)
- 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
- (Tentative) 3030 Ohmeda Drive - Create four industrial lots and one outlot
- 421 Charmany Drive - Conditional Use - Construct a six-story mixed-use building with 179 dwelling units and 4,400 square feet of retail space
- 425 Charmany Drive - Conditional Use - Construct five-story, 157,000 sq. ft. laboratory facility w/ retail-restaurant space
- 1040 Williamson Street - Conditional Use - Construct accessory building with accessory dwelling unit
- 515-527 S Gammon Road - Conditional Use - Construct a drive-thru in an existing commercial building

- 521 N Sherman Avenue - Conditional Use - Convert existing retail space into a commercial kitchen
- 718 Dearholt Road - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 910 Pebble Beach Drive - Conditional Use - Construct an accessory building exceeding 1,000 square feet of lot area
- 1123 Merrill Springs Road - 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 area 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

- Upcoming Matters – September 20, 2021

- 201 S Gammon Road - Conditional Use - Renovate and construct additions to Memorial High School
- 114 W Wilson Street/ 115 W Doty Street/ 215 S Hamilton Street - Amended PD(GDP-SIP) - Renovation of Dane County Public Safety Building and construction of a seven-story, 280,000 sq. ft. jail addition along W Wilson Street
- 341 State Street, 317-321 W Gorham Street and 322 W Johnson Street - UMX and DC to PD(GDP-SIP), Demolition Permit, and Certified Survey Map Referral - Demolish four commercial buildings to construct a ten-story mixed-use building with 386 dwelling units and 23,229 square feet of retail space; create one lot for mixed-use development
- 501 E Badger Road - Demolition Permit & Conditional Use - Renovate and construct additions to the Southside Elementary School (currently Badger Rock Middle School)
- 2410 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence and accessory building on a lakefront parcel
- Zoning Text Amendment - Create Section 28.101, Mission Camp (MC) District, amend Section 28.211 to define Mission Camp, and amend Section 28.151 to provide supplemental regulations for Mission Camps
- Zoning Text Amendment - Create Sec. 28.070, Tiny House Village (THV) District, amend Sec. 28.061, Table 28D-2, to include the THV District and specific uses within that district, amend Sec. 28.211, Definitions, to create a definition of Tiny House Village and Tiny House, and amend Sec. 28.151, Supplemental Regulations, to provide regulations for Tiny House Villages
- Zoning Text Amendment - Amend Section 28.151, Supplemental Regulations, Portable Shelter Mission, to allow a governmental entity to establish a portable shelter mission and to update references to the Wisconsin Administrative Code and amend Chapter 28, Tables 28C-1, 28D-2, 28E-2, 28F-1, and 28G-1 to allow Portable Shelter Mission as a permitted accessory use in all zoning districts

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.