



# 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).*

---

Monday, August 10, 2020

5:30 PM

**\*\* Virtual Meeting\*\***

---

**Some or all of the members of the body, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.**

**\*\*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 ntwav, cov ntaub ntwav 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.

The City of Madison is holding this Plan Commission meeting virtually to help protect our community from 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 [planning@cityofmadison.com](mailto:planning@cityofmadison.com)
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: 987 4639 6645

## 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 27, 2020 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=724491&GUID=8EE66FD0-94CC-4D87-A9F1-FD2303FD4D09](https://madison.legistar.com/View.ashx?M=M&ID=724491&GUID=8EE66FD0-94CC-4D87-A9F1-FD2303FD4D09)

## SCHEDULE OF MEETINGS

Regular Meetings: August 24 and September 14, 2020

## PUBLIC HEARING-5:45 p.m.

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 5:45 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

## Tax Incremental Districts

2. [61552](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #39 (Stoughton Rd), City of Madison. (16th AD)
3. [61553](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #42 (Wingra), City of Madison. (13th AD & 14th AD)

**Conditional Use & Demolition Permits**

Note: Item 4 should be referred to a future meeting (no date specified) at the request of the applicant

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; and consideration of a conditional use to exceed the maximum number of automobile parking stalls to serve the proposed restaurant.
5. [61061](#) 416 S Park Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District to convert an existing tavern into a nightclub, and consideration of a conditional use in the TSS District to establish an outdoor eating area.
6. [61062](#) 2020 Vilas Avenue; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District to allow construction of an accessory building exceeding 576 square feet.

**Zoning Map Amendments & Related Requests**

Note: Items 7 and 8 are related and should be considered together

7. [60907](#) Creating Section 28.022 -- 00442 of the Madison General Ordinances to change the zoning of property located at 133 East Lakeside Street, 13th Aldermanic District, from SE (Suburban Employment) District to TE (Traditional Employment) District.
8. [60480](#) REVISED - 133 E Lakeside Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a fraternal lodge; consideration of a conditional use in the Suburban Employment (SE) zoning district for multi-family dwellings; and consideration of a conditional use in the SE District for dwelling units in a mixed-use building, all to construct a four-story mixed-use building with approximately 1,250 square feet of commercial space and 66 apartments.

Note: Items 9 and 10 should be referred to September 14, 2020 at the request of the applicant and district alder

9. [60914](#) Creating Section 28.022 - 00454 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 SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 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-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 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 - 00457 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-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 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

10. [60683](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 12th Ald. Dist.

Note: Items 11 - 13 are related and should be considered together

11. [60916](#) Creating Sections 28.022 - 00450 of the Madison General Ordinances to change the zoning of properties located at 617 S. Whitney Way and 160 Westgate Mall, 10th Aldermanic District, from CC (Commercial Center) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00451 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.
12. [60671](#) 160 Westgate Mall/ 617 S Whitney Way; 10th Ald. Dist.: Consideration of a demolition permit to demolish Westgate Mall, and consideration of a conditional use for development adjacent to a public park pursuant to Section 28.139 of the Zoning Code, as part of a planned redevelopment in Planned Development (PD) District zoning.
13. [60678](#) Approving the preliminary plat and final plat of *Westgate Redevelopment Plat* on property generally addressed as 617 S Whitney Way and 160 Westgate Mall; 10th Ald. Dist.

Note: Item 14 should be referred to August 24, 2020 at the request of the applicant and district alder.

14. [61389](#) Creating Section 28.022 - 00459 of the Madison General Ordinances to amend a Planned Development District at properties located at 6003-6067 Gemini Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00460 to amend a Planned Development District to approve a Specific Implementation Plan.

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Recent Common Council Actions

- 502-516 W Washington Avenue and 8-14 N Bassett Street - DR-2 to PD(GDP-SIP) to construct six-story mixed-use building with approximately 1,500 sq. ft. of commercial space and 103 apartments - Approved on August 4, 2020 subject to Plan Commission recommendations
- 1802-1818 Packers Avenue - TR-C4 to NMX to construct four-story mixed-use building with 1,100 sq. ft. of commercial space and 80 apartments - Approved on August 4, 2020 subject to Plan Commission recommendations
- 8355 Mansion Hill Avenue - Temp. A to TR-U2, Preliminary Plat, Certified Survey Map, and Final Plat of Springs at Pleasant View subdivision - Approved on August 4, 2020 subject to Plan Commission recommendations
- Zoning Text Amendment to create Section 28.129, requiring bird-safe vision glass treatment on specified buildings and structures - Third Substitute adopted on August 4, 2020

#### - Upcoming Matters - August 24, 2020

- 5622 Eastpark Boulevard - CC to CC-T and Conditional Use - Construct mixed-use development containing 4,300 sq. ft. of commercial space and 306 apartments in five buildings with accessory pool and clubhouse
- Neighborhood Development Plan and Official Map Amendments - Amend Marsh Road NDP and Official Map to change planned local streets and release reservations north of Voges Road
- Zoning Text Amendment - Amend the dimensional requirements of permitted and conditional uses and adding 'Farmers' Market' as a permitted use in the SEC zoning district
- 817 Williamson Street - Demolition Permit and Conditional Use - Demolish one-story commercial building to construct a three-story mixed-use building with approximately 800 square feet of commercial space and 24 apartments
- 1851 Monroe Street - Conditional Use for walk-up service window for restaurant/bakery
- 6119 Odana Road - Conditional Use for a restaurant-nightclub
- 414 Grand Canyon Drive - Conditional Use to construct a car wash
- 849 E. Washington Avenue - Conditional Use to construct outdoor eating area for nightclub

#### - Upcoming Matters - September 14, 2020

- 109-209 Cottage Grove Road - CC-T to NMX, Demolition Permit, and Conditional Use - Rezone 209 Cottage Grove, demolish three commercial buildings, and construct a four-story mixed-use building with 2,500 sq. ft. of commercial space and 78 apartments and a four-story apartment building with 110 units
- 5801 Cottage Grove Road - A to SR-C1 and Conditional Use - Rezone existing single-family residence and construct an accessory building exceeding 800 sq. ft. of area

**ANNOUNCEMENTS**

**ADJOURNMENT**