



# 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, October 18, 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](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: 971 0137 7393

**\*\*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 SEPTEMBER 30, 2021 SPECIAL MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=858556&GUID=4DF5EA4A-5D69-416E-9101-E45CF8ABD7E7](https://madison.legistar.com/View.ashx?M=M&ID=858556&GUID=4DF5EA4A-5D69-416E-9101-E45CF8ABD7E7)

**MINUTES OF THE OCTOBER 4, 2021 REGULAR MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=814691&GUID=D3D55BD9-2563-4CDD-B104-62A727FB8CCD](https://madison.legistar.com/View.ashx?M=M&ID=814691&GUID=D3D55BD9-2563-4CDD-B104-62A727FB8CCD)

**SCHEDULE OF MEETINGS**

Regular Meetings:  
- Mondays, November 8, 22, and December 13, 2021

Special Meeting:  
- Thursday, December 9, 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. [67596](#) Authorizing the City of Madison to accept ownership of art sculptures from the Friends of Sid Boyum, to be placed on City-owned property, in exchange for ongoing maintenance of the sculptures by an established Neighborhood Association, after City staff review and approval of the sculptures and their locations at the time of each request. (6th AD)
3. [67718](#) SECOND SUBSTITUE - Amending the 2021 Adopted Parks Division Capital Budget and Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Cherokee Park, Inc. for the City's purchase of approximately 22 acres located at the southeast corner of N. Sherman Avenue and Wheeler Road for the expansion of Whitetail Ridge Park and the preservation of urban forest canopy.

## PUBLIC HEARINGS

### Zoning Map Amendment

4. [67412](#) Creating Section 28.022-00517 of the Madison General Ordinances to change the zoning of property located at 3202 Dairy Drive, 16th Aldermanic District, from IL (Industrial Limited) District to MC (Mission Camp) District.

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

5. [67052](#) 2300 S Park Street; 14th Ald. Dist.; Urban Design Dist. 7: Consideration of a demolition permit to demolish the north wing of the Village on Park commercial center to create additional parking for the campus.

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

6. [67274](#) 8033-8101 Excelsior Drive; 9th Ald. Dist.: Consideration of a demolition permit to demolish an office building to allow an expansion of an adjacent office building.
7. [67275](#) Approving a Certified Survey Map of property owned by University of Wisconsin Credit Union located at 8033-8101 Excelsior Drive; 9th Ald. Dist.

Note: Items 8-10 are related and should be considered together

8. [67916](#) 2002-2004 Winnebago Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish a one-story commercial building.
9. [67276](#) 2002-2004 Winnebago Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a building exceeding three stories and 40 feet in height; and consideration of a conditional use in the TSS District for a building with non-residential uses occupying less than 50 percent of the ground-floor frontage facing the primary street, including all frontage at a street corner, to allow construction of a four-story mixed-use building with approximately 1,050 square feet of commercial space and 24 apartments.
10. [67277](#) Approving a Certified Survey Map of property owned by John Fontain, Inc. located at 2002 Winnebago Street; 6th Ald. Dist.
11. [67278](#) 466 Orchard Drive; 10th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence.
12. [67279](#) 1501 Monroe Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a mixed-use building containing more than 48 dwelling units to allow a hotel to be converted into a mixed-use building containing 3,000 square feet of commercial space and 50 apartments.
13. [67280](#) 6722 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for animal boarding.

**Subdivision**

14. [67273](#) Approving the revised preliminary plat and final plat of *The American Center Eastpark Fourth Addition* on property addressed as 4902 Eastpark Boulevard; 17th Ald. Dist.

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - 2022 Joint Urban Design Commission/ Plan Commission Schedule

#### - Recent Common Council Actions

- Repealing and recreating Section 28.185 – Demolition and Removal Permits - Common Council adopted Second Substitute of ordinance on October 5, 2021

#### - Upcoming Matters – November 8, 2021

- 341 State Street, 315-321 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; and create one lot for mixed-use development
- 804 Felland Road - Conditional Use - Construct residential building complex containing 134 units in three apartment buildings on Lots 1 and 2 of forthcoming Jannah Village plat and 103 rowhouse units in 19 buildings and pool and clubhouse on Lots 3 and 4 of Jannah Village
- 5802 Odana Road - Demolition Permit - Demolish street-facing façade of auto sales facility to allow construction of a new façade in Urban Design Dist. 3
- 6501 Watts Road - Conditional Use - Request revised condition(s) of approval for a conditional use to convert a portion of an office building into a private school
- 1109 Fourier Drive - Conditional Use - Construct outdoor eating area for restaurant-tavern in a hotel
- 555 W Mifflin Street - Demolition Permit - Demolish a one-story commercial building

#### - Upcoming Matters – November 22, 2021

- 22 N Second Street and 1954 E Washington Avenue - Demolition Permit and Conditional Use - Demolish office building to construct three-story, 24 apartment building in a residential building complex with three other residential buildings
- 3402 Monroe Street - PD to Amended PD(GDP-SIP) - Amend General Development Plan and Specific Implementation Plan to allow the existing bed & breakfast campus to be used as a community living arrangement, adult family home, and adult daycare
- 216-222 N Midvale Blvd. - SE to TR-U2, Demolition Permit, Conditional Use, and CSM Referral - Demolish two office buildings to construct five-story, 72 apartment building on one lot

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.