



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Agenda - Amended 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, March 13, 2023

5:30 PM

****Virtual Meeting****

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>

- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 838 9005 8792

****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 ntauwv, cov ntauwv 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 27, 2023 REGULAR MEETING

<https://madison.legistar.com/View.ashx?M=M&ID=1008289&GUID=DE3C9AD7-B18A-4285-BD48-1F69E6317495>

SCHEDULE OF MEETINGS

Regular Meetings:
- April 10, 24 and May 8, 22, 2023

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. [76507](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Number: 12777-1-4.08, Amendment 1 (5th AD)

NEW BUSINESS

3. [76399](#) Adopting the Hawthorne-Truax Neighborhood Plan as a supplement to the City of Madison Comprehensive Plan

PUBLIC HEARINGS

Zoning Text Amendment

4. [75678](#) Amending Subsections (a) and (b) of Supplemental Regulations related to Keeping of Chickens within Section 28.151 of the Madison General Ordinances to increase the number of chickens allowed as an accessory use.

Zoning Map Amendment

AMENDED: Item 5 should be referred to March 27, 2023 at the request of the petitioner.

5. [75151](#) Creating Section 28.022-00604 of the Madison General Ordinances to assign permanent zoning of property located at 3440 High Point Road, 20th Alder District, to SR-V2 (Suburban Residential - Varied 2) District.

Development-Related Requests

Note: Items 6-9 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

6. [75711](#) 1617 Sherman Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish a two-story office building
7. [76309](#) Creating Section 28.022-00621 of the Madison General Ordinances to change the zoning of property located at 1601-1617 Sherman Avenue, 12th Alder District, from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban2) District.

8. [75712](#) 1601-1617 Sherman Avenue; 12th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for multi-family dwelling containing more than 60 units; consideration of a conditional use in the TR-U2 District for a residential building complex containing approximately 310 apartments in two five-story buildings; consideration of a conditional use in the TR-U2 District for a single-family attached dwelling with greater than eight (8) units; and consideration of a conditional use in the TR-U2 District for a residential building complex containing 20 townhouse units in three two-story buildings.
9. [75713](#) Approving a Certified Survey Map of property owned by Tenney Place Development, LLC located at 1601-1617 Sherman Avenue; 12th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- Zoning Text Amendment - Amending Supplemental Regulations within Section 28.151 and Definitions within Section 28.211 to update definitions of "Family"- Adopted on February 28, 2023 subject to Plan Commission recommendation
- 621 Pioneer Road and 10451 Old Sauk Road - Revised Preliminary Plat and Final Plat of Fox Knoll, creating 74 single-family residential lots, one lot for an existing water tower, and two outlots for public stormwater management- Adopted on February 28, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment - Amending Sections 28.078 and 28.079 to eliminate the Residential Point System for Downtown Residential 1 (DR1) and Downtown Residential 2 (DR2) districts - Adopted on March 7, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment - Amending Sections 28.071 and 28.134 to clarify the maximum stories and feet in the Downtown Height Map - Adopted on March 7, 2023 subject to Plan Commission recommendation

Odana Area Plan Implementation Items:

- Official Map Amendment to map reservations for Genomic Drive and Charmany Drive extensions in the University Research Park area - Adopted on March 7, 2023 subject to Plan Commission recommendation
- Official Map Amendment to map reservations for various future public streets on the parcels commonly known as West Towne and on surrounding properties - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 7701-7717 Mineral Point Rd, 7802-7878 Big Sky Dr, et al - Rezone from PD to RMX and CC & SR-V2 to RMX (Area 1) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- Rezone West Towne Mall Area from CC to RMX (Area 2) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 6405-6701 Mineral Point Rd., 6502-6602 Grand Teton Plz., et al - Rezone from SE & CC to RMX and SE to CC-T (Area 3) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 5922 Research Park Blvd & 6101 Mineral Point Road Rezone from CC-T & MXC to RMX, CC-T & SE (Area 4) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 406-440 Science Drive, 401-441 Charmany Drive, et al - Rezone from SE to RMX

(Area 5) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 5501-5601 Research Park Blvd, 621-645 Science Dr, et al - Rezone from SE to RMX
(Area 6) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 606-670 S Whitney Way - Rezone from CC to RMX (Area 7) - Adopted on March 7,
2023 subject to Plan Commission recommendation

- Upcoming Matters – April 10, 2023

- 428-444 State Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish three buildings to construct six-story tall mixed-use building adjacent to Lisa Link Peace Park with up to 6,445 square feet of commercial space and 26 apartments on one lot (Re-revised request)
- 4001-4005 Marsh Road - Temp. A to IL and Certified Survey Map - Rezone for future industrial development on one lot
- 9202-9252 Rustic Pine Road - Preliminary Plat and Final Plat of Acacia Ridge Replat No. 3, re-dividing 9 single-family lots into 10 lots
- 5701 Raymond Road - Conditional Use to allow temporary outdoor event (food distribution) in church parking lot
- 700 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish taxicab business to allow construction of four-story personal indoor storage facility
- 4846 Eastpark Boulevard - Conditional Use - Construct a five story, mixed use building with 7,650 sq. ft. of commercial space and 119 apartments on Lot 47 of future American Center-Eastpark Fifth Addition plat and a four-story, 82-unit apartment building on future Lot 48

- Upcoming Matters – April 24, 2023

- 4846 Eastpark Boulevard - Conditional Use - Construct residential building complex with approximately 200 apartments in two four-story buildings with a private park and outdoor recreation on Lots 49-50 and Outlot 22 of future American Center-Eastpark Fifth Addition plat
- 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, et al - Amended TR-P Master Plan, Conditional Use–Residential Building Complex, and Preliminary Plat, and Final Plat of Acacia Ridge Replat No. 4, re-dividing 54 single-family lots and 1 outlot into 64 lots for single-family and two-family dwellings, 2 lots to be developed with 10 single-family cottage condominiums, 1 outlot for private open space, 1 outlot for a public alley, and 2 outlots for private alleys and surface parking
- 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-42 Gentle Feather Road, et al - TR-C3 to TR-P, Amended TR-P Master Plan, and Preliminary Plat, and Final Plat of Acacia Ridge Replat No. 5, re-dividing 68 single-family lots and 2 outlots into 106 lots for single-family and two-family dwellings, 2 outlots for private open space, and 2 outlots for public alleys

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 75227, Registrants for 2023 Plan Commission Meetings.