



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, September 19, 2022

5:30 PM

****Virtual Meeting****

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: 859 7947 2000

****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 AUGUST 29, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900198&GUID=0EF13B2B-E128-4DED-AECC-23B853A02168](https://madison.legistar.com/View.ashx?M=M&ID=900198&GUID=0EF13B2B-E128-4DED-AECC-23B853A02168)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, October 3, 24 and November 7, 21, 2022 at 5:30 p.m.

Special Meeting:
- Thursday, September 29, 2022 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. [73473](#) Authorizing the Mayor and City Clerk to execute a lease with Patrick J. Baxter, Trustee of the Patrick J. Baxter Revocable Trust, owner of the property located at 2301 W. Beltline Highway, occupied by tenant Kayser Ford, for the use of a portion of the City-owned Cannonball Bike Path corridor, formerly a part of the Union Pacific Railroad corridor, located at 2201 W. Beltline Highway, for parking lot improvements ancillary to the adjacent car dealership. (10th & 14th A.D.)

SPECIAL ITEM OF BUSINESS

3. [73648](#) Planning Division staff update on the Hawthorne-Truax Neighborhood Plan

PUBLIC HEARINGS

Subdivision

4. [72784](#) Approving the preliminary plat and final plat of the *Village at Autumn Lake Replat No. 6* on property addressed as 2121-2157 Waterfall Way; 17th Ald. Dist.

Land Division

5. [73186](#) Adjacent to 2550 Woods Road, Town of Verona: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two lots for open space.

Due to an issue beyond the City's control, the public hearing notices for the September 19, 2022 meeting for the remaining items on the agenda were not published as required by Section 28.181 of the Zoning Code. The Zoning Code requires that a Class 2 Notice per Wis. Stats. Section 985 be published in the official city paper, the Wisconsin State Journal, prior to consideration of any zoning map amendment, zoning text amendment, conditional use request, or demolition permit. Specifically, staff has been informed that the first of the two notices was not published as required.

As a result, Items 6-17 cannot be heard as scheduled on September 19; those items shall be referred to the October 3, 2022 Plan Commission meeting. For applications also requiring Common Council approval, the Council will consider those items at its October 11, 2022 meeting.

Zoning Text Amendments

6. [72659](#) Amending MGO Sec. 28.183(5)(a)6. to allow that the Plan Commission Secretary or District Alder may advise applicants to present at the Urban Design Commission prior to Plan Commission for a conditional use application.
7. [73471](#) Amending Table 28L-2 in MGO Sec. 28.181 and amending MGO Sec. 28.206 to Increase Fees.

Zoning Map Amendment & Related Request

8. [72892](#) Creating Section 28.022-00588 of the Madison General Ordinances to change the zoning of property located at 7151-7145 Littlemore Drive, 7202 Cottage Grove Road, 851 Harrington Drive, and 6901 Bluff Point Drive, 16th Alder District, from CN (Conservancy) District to PR (Parks and Recreation) District.
9. [72778](#) 7035 Littlemore Drive/ 6901 Bluff Point Drive; 12th Ald. Dist.: Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for a community center to allow construction of a shelter in Door Creek Park.

Conditional Use Requests & Demolition Permits

10. [72780](#) 7440 Mineral Point Road; 9th Ald. Dist.: Consideration of a demolition permit to demolish a one-story restaurant.
11. [72781](#) 7440 Mineral Point Road; 9th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for vehicle access sales and service windows to allow construction of a one-story multi-tenant commercial building containing approximately 8,700 square feet of floor area and two vehicle access sales and service windows.

12. [72843](#) 3841 E Washington Avenue and 3909-3913 Lien Road; Urban Design Dist. 5; 3rd Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling containing greater than 36 dwelling units to allow a hotel to be converted into 190 apartments.
13. [73120](#) 931 E Main Street; 6th Ald. Dist. Consideration of a conditional use in the Traditional Employment (TE) District for an arts/ technical/ trade school; consideration of a conditional use in the TE District for a reception hall; consideration of a conditional use in the TE District for a restaurant-tavern; and consideration of a conditional use in the TE District for general retail, all to allow a cooking school/ reception hall/ restaurant-tavern/ and spice sales tenant within a multi-tenant commercial building.
14. [73121](#) 609 E Dayton Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish greater than fifty percent (50%) of the exterior walls of a commercial building.
15. [73122](#) 609 E Dayton Street and 616 E Mifflin Street: Consideration of a conditional use in the Traditional Employment (TE) District for a hotel to allow construction of a three-story, 55-room hotel
16. [73183](#) 2403 East Springs Drive; 17th Ald. Dist.: Consideration of a demolition permit to allow demolition of a commercial building.
17. [73184](#) 7601 Portage Road; 17th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 102 S Sprecher Road - Temp. A to TR-U1 and Certified Survey Map Referral to construct four-story, 160-unit apartment building on one lot, with one outlot - Adopted subject to Plan Commission recommendation on September 6, 2022
- Zoning Text Amendment - Amending portions of Chapter 28 to change "Subchapter 28J" to "Section 28.151" - Adopted subject to Plan Commission recommendation on September 6, 2022
- 575 Zor Shrine Place - SE to TR-U2 to construct five-story, 105-unit apartment building in a residential building complex - Adopted subject to Plan Commission recommendation on September 6, 2022
- 4000-4150 Packers Avenue 4201 N Sherman Avenue - Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat of Raemisch Farm Development - Adopted subject to Plan Commission recommendation on September 6, 2022
- 3706 Nakoma Road - Certified Survey Map creating two lots - Adopted subject to Plan Commission recommendation on September 6, 2022

- Upcoming Matters – October 3, 2022

- 121 E Wilson Street - UMX to DC, Demolition Permit, Conditional Use, and CSM Referral - Demolish office building and parking structure to construct a fourteen-story mixed-use building with approximately 19,500 sq. ft. of commercial space and 337 dwelling units with outdoor recreation on one lot
- 7101 US Highways 12 & 18 and 4502 Brandt Road/ CTH AB - PR to IG, Preliminary Plat and Certified Survey Map - Dane County Sustainability Campus, creating one lot for a future landfill and one lot for future industrial/landfill-related development
- Zoning Text Amendment - Amending sections of Chapter 28 to allow dwelling units in mixed-use buildings in certain residential districts
- Zoning Text Amendment - Amending several sections of Chapter 28 to create "Mission Boxes" as a permitted use in various districts
- 5602-5606 Schroeder Road - Demolition Permit and Conditional Use - Demolish two restaurants to construct a four-story, 84-unit apartment building in Urban Design Dist. 2
- 3206 E Washington Avenue - Demolition Permit and Conditional Use - Demolish car wash and construct a new car wash in Urban Design Dist. 5
- 4142 Monona Drive - Conditional Use for an adult family home in existing single-family residence
- 817 Big Stone Trail - Conditional Use - Construct single-family residence exceeding 10,000 square feet of floor area

- Upcoming Matters – October 24, 2022

- 2403 East Springs Drive - Conditional Use - Construct a five-story, approximately 220-room hotel
- 117-125 N Butler Street - DR1 to DR2, Demolition Permit, Conditional Use, and CSM Referral - Demolish three multi-family dwellings to construct four-story, 32-unit apartment building on one lot
- 4205 Portage Road - Conditional Use - Construct residential building complex containing 484 apartments in five buildings

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 69103, Registrants for 2022 Plan Commission Meetings.