



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, February 8, 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. 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: 933 4845 4954

****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 JANUARY 25, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814674&GUID=96FD39F1-840F-4115-BBC5-A8EF9A248FBF](https://madison.legistar.com/View.ashx?M=M&ID=814674&GUID=96FD39F1-840F-4115-BBC5-A8EF9A248FBF)

SCHEDULE OF MEETINGS

Regular Meetings: February 22 and March 8, 22, 2021

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.

SPECIAL ITEM OF BUSINESS

2. [64011](#) 2020 Planning Division Annual Report

NEW BUSINESS

3. [63802](#) Amending Secs. 16.23(2), 16.23(7)(b) and creating Secs. 16.23(7)(a)22, 16.23(8)(h), 16.23(9)(c)8 and 16.23(9)(f) of the Madison General Ordinances to Create Design and Installation Requirements for Cluster Mail Box Units.

PUBLIC HEARINGS

Zoning Map Amendments

4. [63855](#) Creating Section 28.022 - 00488 and Section 28.022 - 00489 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at property located at 7102 U.S. Highways 12&18, 16th Aldermanic District.
5. [63856](#) Creating Section 28.022 - 00490 and Section 28.022 - 00491 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at property located at 223 S. Pinckney Street, 4th Aldermanic District.

Conditional Use Requests & Demolition Permits

Note: Item 6 should be referred to February 22, 2021 at the request of the applicant.

6. [63476](#) 126 Langdon Street; 2nd Ald. Dist: Consideration of final plans for a site previously approved for demolition of a residential building with no proposed use; consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use to allow outdoor recreation; and consideration of a conditional use to construct two additional stories in Area F of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), all to allow construction of a seven-story, 106-unit apartment building.
7. [63477](#) 1215 Chandler Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District for an accessory building exceeding ten percent (10%) of lot area to allow construction of a detached garage.
8. [63478](#) 1502 W Broadway; 14th Ald. Dist. Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window for a restaurant tenant in a three-story commercial building.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- Rezoning of 3614-3700 Milwaukee Street and 102-122 West Corporate Drive consistent with recommendations in the Milwaukee Street Special Area Plan - Placed on file without prejudice on February 2, 2021
- Zoning Text Amendment to create the Regional Mixed-Use (RMX) District - Approved subject to Plan Commission recommendation on February 2, 2021
- Zoning Text Amendment to amend Section 28.102, amending and replacing maps for Wells 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24, 25, 26, 27, 28, 29, and 30, and repealing Sections 28.102(9) and 28.102(20) - Approved subject to Plan Commission recommendation on February 2, 2021
- Zoning Text Amendment related to Housing Cooperatives - Approved subject to Plan Commission recommendation on February 2, 2021
- Rezoning 5501 Mineral Point Road and 425-441 Charmany Drive and the Preliminary Plat and Final Plat of "Element District" - Approved subject to Plan Commission recommendation on February 2, 2021
- Approving Amended PD(GDP-SIP) for 701 Gardener Road and 4716 Sheboygan Avenue, Blocks 2 and 4 of Madison Yards at Hill Farms - Approved subject to Plan Commission recommendation on February 2, 2021

- Upcoming Matters- February 22, 2021

- TID 36 Plan Amendment Public Hearing
- Triangle-Monona Bay Neighborhood Plan Amendment
- 4000-4150 Packers Avenue and 4201 N Sherman Avenue - Temp. A to SR-C2, TR-C3, TR-V2, TR-U1 and CC-T and Preliminary Plat of Raemisch Farm Development, creating 124 single-family lots and 7 lots for future multi-family or mixed-use development, two outlots to be dedicated for stormwater management and one outlot to be dedicated for public alley
- Zoning Text Amendment - Amending Table 28E-2 of Subsection (1) of Section 28.072 to add Live-work unit as a permitted use in the Downtown Core (DC), Urban Office Residential (UOR), and Urban Mixed Use (UMX) Districts
- Zoning Text Amendment - Amending Section 28.151 to allow Recreation, Community or Neighborhood Centers as an Accessory Use for Keeping of Chickens
- Zoning Text Amendment - Amending Sec. 28.150 "Car Wash" and Secs. 28.065 (TSS), 28.066 (MXC), 28.067 (CC-T), 28.068 (CC), 28.084 (TE), 28.085 (SE) to allow vacuums outside of car carwashes in specified districts with supplemental regulations
- 6602 Commercial Avenue - Final Plat of "Eastwood Springs," creating six lots for multi-family development, one lot for mixed-use development, one outlot for future development, one outlot to be dedicated for public parkland, and one outlot for public stormwater management

- Upcoming Matters - March 8, 2021

- Zoning Text Amendment - Amending various sections of Subchapters 28C and 28D of the Zoning Code to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts
- 2822 Milwaukee Street - Demolition Permit - Demolish single-family residence with no proposed use
- 1249 S Sprecher Road - Conditional Use - Construct 1,440 square-foot detached garage
- 725 Jenifer Street - Conditional Use - Construct accessory building on a lakefront parcel

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.

9. [63113](#) Registrants for Plan Commission Meetings