



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, December 14, 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.

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 pccomments@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: 963 6348 2150

****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 NOVEMBER 23, 2020 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=724498&GUID=B8C3425C-55C1-43A6-B287-50214F671FC3](https://madison.legistar.com/View.ashx?M=M&ID=724498&GUID=B8C3425C-55C1-43A6-B287-50214F671FC3)

SCHEDULE OF MEETINGS

Regular Meetings: January 11, 25 and February 8, 22, 2021

Special Working Session: December 16, 2020, 5:00-8:00 p.m. (Virtual Meeting)

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.

The agenda continues on the next page >>

Zoning Map Amendments & Related Requests

Note: Item 2 should be referred to January 11, 2021 at the request of the applicant

2. [62642](#) Creating Section 28.022 -- 00481 of the Madison General Ordinances to change the zoning at properties located at 7050-7104 Watts Road, 1st Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.

Note: Items 3 and 4 should be referred to January 25, 2021 at the request of the applicant

3. [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
4. [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 5 and 6 are related and should be considered together

5. [62638](#) SUBSTITUTE. Creating Section 28.022 - 00478 of the Madison General Ordinances to change the zoning of property located at 6101 Mineral Point Road, 19th Aldermanic District, from MXC (Mixed-Use Center) District to CC-T (Commercial Corridor - Transitional) District.

6. [62314](#) REVISED - 6101 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to allow demolition of an educational facility; and consideration of a conditional use in the [Proposed, Revised] Commercial Corridor-Transitional (CC-T) District for a private parking lot, to allow an off-site parking facility for the University of Wisconsin-Madison following demolition of a former research facility.

Conditional Use Requests & Demolition Permits

7. [62601](#) 675 S Whitney Way; 10th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window to allow construction of a detached grocery pick-up facility for a grocery store.
8. [62602](#) 3801 E Washington Avenue; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window to allow construction of a detached grocery pick-up facility for a grocery store.
9. [62760](#) 2402-2410 Packers Avenue; 12th Ald. Dist.: Consideration of a demolition permit and consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto body shop to allow demolition of a storage building at 2410 Packers for expanded parking for the existing auto body shop at 2402 Packers.
10. [62761](#) 4801 Buckeye Road; 15th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence
11. [62762](#) 9801 Silicon Prairie Parkway; 9th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a personal indoor storage facility.

Land Division

12. [56393](#) 3285 Nelson Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create four residential lots.

Zoning Text Amendment

Note: Item 13 should be referred to January 11, 2021 to allow the item to be noticed

13. [62966](#) Creating Section 28.069 to create the Regional Mixed Use (RMX) District and amending portions of Madison General Ordinances 28.021, 28.061, 28.062, 28.141, 28.151, 28.182 to add relevant provisions related to the newly created RMX District.

SPECIAL ITEM OF BUSINESS

14. [63303](#) Planning Division presentation of a potential new framework for land use/ sub-area plans.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Filing of Statement of Interest**

** Note: Any member of the Plan Commission who has not filed their annual Statement of Interest form with the City Clerk's Office shall file same by January 5, 2021.

Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- Zoning Text Amendment to create a new use, Electric Vehicle Charging Facility, and to require that certain future parking facilities are constructed to include a specified amount of Electric Vehicle Capable and Electric Vehicle Ready spaces - Referred to January 5, 2021 meeting
- Amend Official Map to map reservations for future streets north of Milwaukee Street consistent with the Milwaukee Street Special Area Plan - Referred to January 5, 2021 meeting
- Rezoning 3614-3700 Milwaukee Street and 102-122 West Corporate Drive consistent with recommendations in the Milwaukee Street Special Area Plan - Referred to January 5, 2021 meeting
- 7601 Mineral Point Road - Amended PD(GDP-SIP) to construct four-story, 61-unit apartment building - Adopted on December 1, 2020 subject to Plan Commission recommendation
- Zoning Text Amendment to amend Section 28.068(3)(a) to allow front yard setbacks for planned multi-use sites in the Commercial Center (CC) District to be measured from interior private access roads - Adopted on December 1, 2020 subject to Plan Commission recommendation

- Upcoming Matters - January 11, 2021

- Triangle Monona Bay Neighborhood Plan Amendment
- 4205 Portage Road - Temp. A to TR-U2 - Rezone for future multi-family development
- Zoning Text Amendment - Amending Sections 28.061 and 28.082 to allow "Counseling/Community Services Organization" as a permitted use in the LMC, NMX, TSS, MXC, CC-T, CC, TE, SE, SEC, and EC districts and amending the definition in Section 28.211
- 1402 S Park Street - Conditional Use - Construct six-story mixed-use building with approximately 25,000 square feet of commercial space and 150 apartments
- 675 S Whitney Way - Conditional Use - Construct auto service (vehicle charging) station in grocery store parking lot
- 817-821 Williamson Street - Demolition Permit and Conditional Use - Demolish one-story commercial building to construct a three-story mixed-use building with approx. 775 square feet of commercial space and 19 apartments
- 6624 Seybold Road - Conditional Use - Convert existing building into auto repair station

and auto body shop

- 3176 Shady Oak Lane - Extraterritorial Certified Survey Map to create two residential lots in the Town of Verona

- Upcoming Matters - January 25, 2021

- 5501 Mineral Point Road and 425-441 Charmany Drive - SE to TE and TSS, Preliminary Plat and Final Plat of "Element District," creating six lots for mixed-use and employment development

- 701 Gardener Road - PD(GDP) to Amended PD(GDP-SIP) - Approve amended general development plan and specific implementation plan for Block 2 of Madison Yards at Hill Farms to construct a 56,000 sq. ft. grocery store, 15-story, 275-room apartment building, with shared structured parking and loading

- 100 N Hamilton Street - Demolition Permit and Conditional Use - Partial demolition of museum to create new loading zone and outdoor exhibition space

- 522 S Gammon Road - Conditional Use and CSM Referral - Create two commercial lots and construct restaurant-tavern with vehicle access sales and service window on proposed pad site at West Towne Mall

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.