



City of Madison

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

Agenda - Approved PLAN COMMISSION

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, June 29, 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.

****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.

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 planning@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: 912 9845 3483

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 JUNE 8, 2020 MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=724488&GUID=8B9DEB03-DC91-4DD4-A945-2D75B962C4AB](https://madison.legistar.com/View.ashx?M=M&ID=724488&GUID=8B9DEB03-DC91-4DD4-A945-2D75B962C4AB)

SCHEDULE OF MEETINGS

Regular Meetings: July 13, 27 and August 10, 24, 2020

Special Working Session: July 30, 2020 virtual meeting; 5:00-8:00 p.m.

NEW BUSINESS

2. [60375](#) Accepting the report titled "Comprehensive Plan - 2020 Progress Update".
3. [59745](#) Adopting the Oscar Mayer Special Area Plan as a Supplement to the City of Madison Comprehensive Plan.

PUBLIC HEARING-5:45 p.m.

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 5:45 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Map Amendments

4. [60242](#) Creating Section 28.022 -- 00440 of the Madison General Ordinances to change the zoning at property located at 4728 Sheboygan Avenue, 11th Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.
5. [60243](#) Creating Section 28.022 -- 00439 of the Madison General Ordinances to change the zoning at property located at 702 Gardener Road, 11th Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District

Conditional Use & Demolition Permits

Note: Item 6 should be referred to August 10, 2020 at the request of the applicant

6. [60000](#) 2649 East Springs Drive, 17th Ald. Dist.: Consideration of a demolition permit to allow a restaurant-tavern to be demolished; consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window for a proposed restaurant; consideration of a conditional use in CC-T for an outdoor eating area; and consideration of a conditional use to exceed the maximum number of automobile parking stalls to serve the proposed restaurant.
7. [60366](#) 215 Price Place; 11th Ald. Dist.: Consideration of a conditional use in the [Proposed] Neighborhood Mixed-Use (NMX) District to construct a private parking facility.

Note: Item 8 should be referred to July 27, 2020 pending approval by the Landmarks Commission

8. [60476](#) 817 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building; consideration of a conditional use in the Traditional Shopping Street (TSS) District to construct a mixed-use building with over 24 dwelling units; consideration of a conditional use for a building exceeding 25,000 square feet of floor area for a mixed-use or multi-tenant building in the TSS District; consideration of a conditional use for a building in the TSS District with non-residential uses occupying less than 75-percent of the ground-floor frontage facing the primary street; and consideration of a conditional use for a building in the TSS District with non-residential uses constituting less than 75-percent of the building's ground-floor area, all to allow construction of a three-story mixed-use building with approximately 800 square feet of commercial space and 24 apartments.

Note: Item 9 should be referred to July 13, 2020 to allow corrected public hearing notices to be sent

9. [60477](#) 1937-1949 Winnebago Street and 316 Russell Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings and a single-family residence; consideration of a conditional use in the Traditional Shopping Street (TSS) District for a building exceeding 25,000 square feet of floor area for a mixed-use or multi-tenant building; and consideration of a conditional use in the TSS District to allow construction of a building taller than three stories and 40 feet, all to allow construction of a four-story mixed-use building with approximately 12,000 square feet of commercial space and 13 apartments.
10. [60478](#) 614 N Fair Oaks Avenue; 15th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-tavern with an outdoor eating area.
11. [60479](#) 224 Ohio Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an outdoor eating area for an existing restaurant-tavern.

Land Division Referral

12. [60349](#) Approving a Certified Survey Map of property owned by Steward Properties, LLC and the State of Wisconsin Department of Transportation located at 4002 E Washington Avenue and 1821 Parkside Drive; 17th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 8110-8134 Mid Town Road 1833-1859 Waldorf Blvd. - PD to Amended PD(GDP-SIP) to construct three multi-family buildings with up to 280 units - Adopted on June 2, 2020 subject to Plan Commission recommendation
- 4015-4057 Kipp Street, et al - Certified Survey Map Referral to create two outlots for future development and vacation of Ballast Drive - Adopted on June 2, 2020 subject to Plan Commission recommendation
- Zoning Text Amendment to amend MGO Secs 28.061, 28.082, and 28.091 to allow Electric Power Production and/or Heating and Cooling Plants as a Permitted/Conditional use in all Mixed-Use and Commercial Districts and the SE, SEC, EC, and A Districts; amend MGO Sec. 28.151 to allow Electric Power Production and/or Heating and Cooling plants using solar as an energy source as a permitted use in these districts - Adopted on June 16, 2020 subject to Plan Commission recommendation
- 202 N Midvale Blvd., 4410 Regent Street, and 215 Price Place - Rezoning from SE to NMX for future development - Adopted on June 16, 2020 subject to Plan Commission recommendation

- Upcoming Matters - July 13, 2020

- 402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street - Demolition Permit and Conditional Use - Demolish seven residential buildings and a commercial building to construct a ten-story mixed-use building with 3,300 square feet of commercial space and 156 apartments in Urban Design Dist. 4
- Zoning Text Amendment - Create Section 28.129 to require bird-safe vision glass treatment on specified buildings and structures
- 133 E Lakeside Street - SE to TE, Demolition Permit and Conditional Use - Demolish lodge to construct a five-story mixed-use building with approximately 3,150 square feet of commercial space and 104 apartments in Urban Design Dist. 1
- 603 South Point Road - Temp. A to TR-P and Conditional Use - Amend Acacia Ridge TR-P master plan and construct four-story, 92-unit apartment building and two (2) two-family twin homes
- 126 Langdon Street - Conditional Use - Construct seven-story, 107-unit apartment building
- 8150 Excelsior Drive - Demolition Permit - Demolish restaurant to construct four-story office building
- 1020 Sherman Avenue - Conditional Use - Construct accessory building on a lakefront parcel
- 1127 Merrill Springs Road - Conditional Use - Construct accessory building containing an accessory dwelling unit
- 1726 Monroe Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 1825-1837 Aberg Avenue - Demolition Permit and Conditional Use - Demolish office building and garage to construct four-story mixed-use building with 1,100 sq. ft. of commercial space and 64 apartments and a two-story, six-unit townhouse
- 1023 Emerald Street - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C3 zoning

- Upcoming Matters - July 27, 2020

- (Tentative) Amending the Marsh Road Neighborhood Development Plan and Official Map to change the planned local street network and release other reservations in the portion of the planning area north of Voges Road
- 115 W Doty Street/ 114 W Wilson Street - Amended PD(GDP-SIP) and Conditional Use
- Renovation of Dane County Public Safety Building and construction of an eight-story, 280,000 sq. ft. jail addition along W Wilson Street
- 160 Westgate Mall/ 617 S Whitney Way - CC to PD(GDP) and PD(SIP), Conditional Use, and Demolition Permit - Demolish Westgate Mall, approve General Development Plan to develop 464 multi-family units in five buildings and an up to eight-story, 256,000 sq. ft. office building and approve Specific Implementation Plan to construct the multi-family buildings
- 160 Westgate Mall/ 617 S Whitney Way - Preliminary Plat and Final Plat of "Westgate Redevelopment Plat," creating five lots for proposed redevelopment and one lot for existing grocery store and parking lot
- 502-516 W Washington Avenue and 8-14 N Bassett Street - DR-2 to PD(GDP-SIP) and Demolition Permit - Demolish nine residential buildings to construct six-story mixed-use building with approximately 1,500 sq. ft. of commercial space and 103 apartments
- 1802-1818 Packers Avenue - TR-C4 to NMX, Demolition Permit, and Conditional Use - Demolish two residential buildings and an office building to construct four-story mixed-use building with 1,100 sq. ft. of commercial space and 71 apartments
- 909-915 Jenifer Street - TR-V1 to TR-V2 and Conditional Use - Rezone 909 Jenifer Street to TR-V2 and convert two apartment buildings into a 25-bed housing cooperative
- 4000-4150 Packers 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

- 2902 E Washington Avenue and 401 North Lawn Avenue - Demolition Permit and Conditional Use - Demolish office building, restaurant, and residence to construct mixed-use building with 8,000 sq. ft. of commercial space and 135 apartments
- 8355 Mansion Hill Avenue - Temp. A to TR-U2, Preliminary Plat, Certified Survey Map, and Final Plat of "Springs at Pleasant View," preliminary plat and final plat creating three lots for multi-family development, one outlot for public parkland, and two outlots for stormwater management, and a CSM creating two lots for future development
- Part of 8355 Mansion Hill Avenue - Conditional Use - Construct residential building complex on Lots 1 and 2 of Springs at Pleasant View plat containing 300 apartments in 15 buildings with pool and clubhouse
- 1649 Thierer Road - Conditional Use - Construct one-story, 2,600 sq. ft. commercial building in planned multi-use site

ANNOUNCEMENTS

ADJOURNMENT