



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, July 13, 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 ntwv, cov ntaub ntwv 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: 987 5854 8236

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 29, 2020 MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=724489&GUID=CD4468CD-1FCA-4E72-AC4D-5B7A6D249E1A](https://madison.legistar.com/View.ashx?M=M&ID=724489&GUID=CD4468CD-1FCA-4E72-AC4D-5B7A6D249E1A)

SCHEDULE OF MEETINGS

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

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

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 Text Amendments

2. [60888](#) Creating Section 28.129 of the Madison General Ordinances requiring bird-safe vision glass treatment on specified buildings and structures.

Zoning Map Amendments & Related Requests

Note: Items 3 and 4 are related and should be considered together

3. [60904](#) SUBSTITUTE - Creating Section 28.022 -- 00443 of the Madison General Ordinances to change the zoning of property located at 603 South Point Road, 9th Aldermanic District, from Temp A (Temporary Agricultural) District to TR-P (Traditional Residential - Planned) District and amending the TR-P zoning master plan for the "Acacia Ridge" subdivision.
4. [60486](#) 603 South Point Road (Formerly 3614 South Point); 9th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Planned (TR-P) District for a residential building complex, and consideration of a conditional use in the TR-P District to allow construction of a building taller than 52 feet, all to construct a four-story, 92-unit apartment building and two (2) two-family twin homes.

Note: Items 5 and 6 should be referred to August 10, 2020 at the request of the applicant and pending a recommendation by the Urban Design Commission

5. [60907](#) Creating Section 28.022 -- 00442 of the Madison General Ordinances to change the zoning of property located at 133 East Lakeside Street, 13th Aldermanic District, from SE (Suburban Employment) District to TE (Traditional Employment) District.
6. [60480](#) 133 E Lakeside Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a fraternal lodge; consideration of a conditional use in the Suburban Employment (SE) zoning district for multi-family dwellings; consideration of a conditional use in the SE District for dwelling units in a mixed-use building; and consideration of a conditional use in the SE District for accessory outdoor recreation, all to construct a five-story mixed-use building with approx. 3,150 square feet of commercial space and 104 apartments

Conditional Use & Demolition Permits

Note: Item 7 should be referred to July 27, 2020 at the request of the applicant

7. [58786](#) REVISED - 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, 107-unit apartment building.

8. [60173](#) 402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street; Urban Design Dist. 4; 2nd Ald. Dist.: Consideration of a demolition permit to allow seven buildings to be demolished; consideration of a conditional use in the Urban Mixed-Use (UMX) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use in the UMX District for outdoor recreation; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use to construct two additional stories in Area H of the "Additional Heights Area Map" in MGO Section 28.071(2) (b), all to allow construction of a ten-story, mixed-use building containing 3,300 square feet of commercial space and 156 apartments.
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. [60663](#) 8150 Excelsior Drive; 9th Ald. Dist.: Consideration of a demolition permit to demolish a restaurant and construct a four-story office building.
11. [60664](#) 1020 Sherman Avenue; 2nd Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an accessory building.
12. [60665](#) 1127 Merrill Springs Road; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for an accessory dwelling unit to allow construction of an accessory building containing an accessory dwelling unit.
13. [60666](#) 1726 Monroe Street; 13th Ald. Dist.: Consideration of a conditional use in a Planned Development (PD) District for an outdoor eating area for a restaurant-tavern.
14. [60667](#) 1825-1837 Aberg Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish an office building and garage; consideration of a conditional use to construct a mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional to allow multi-tenant buildings in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a multi-family dwelling with greater than eight (8) units in the CC-T District; consideration of a conditional use in the CC-T District for a mixed-use building with less than 75% non-residential ground floor area; and consideration in the CC-T District of a building with a street-facing width greater than 40 feet, that at least 75% of the ground-floor frontage facing the primary street be non-residential unless approved as conditional use, all to construct a four-story mixed-use building

with 1,100 square feet of commercial space and 64 apartments and a separate two-story, six-unit townhouse building.

15. [60668](#) 1023 Emerald Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District to allow construction of an accessory building exceeding 576 square feet.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - July 27, 2020

- 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 bldg.; approve Specific Implementation Plan to construct 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 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
- 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," creating three lots for multi-family development, one outlot for public parkland, and two outlots for stormwater management (preliminary plat and final plat), 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 60687 - Conditional Use - Construct one-story, 2,600 sq. ft. commercial building in planned multi-use site
- 817 Williamson Street - Demolition Permit and Conditional Use - Demolish one-story commercial building to construct a three-story mixed-use building with approx. 800 square feet of commercial space and 24 apartments

- Upcoming Matters - August 10, 2020

- 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
- 2649 East Springs Drive - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct restaurant with vehicle access sales and service window, outdoor eating area, and parking exceeding the maximum allowed
- 6003 Gemini Drive - PD to Amended PD(GDP-SIP) - Amend General Development Plan for Grandview Commons Town Center Block B and approve Specific Implementation Plan to construct six-story mixed-use bldg. with 5,800 sq. ft. of commercial space and 153 apartments
- 416 S Park Street - Conditional Use to convert existing tavern into nightclub
- 2020 Vilas Avenue - Conditional Use to construct accessory building exceeding 576 square feet in TR-C2 zoning

ANNOUNCEMENTS**ADJOURNMENT**