



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Amended 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](http://www.madisoncitychannel.tv).*

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Monday, July 27, 2020

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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**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 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.

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](mailto: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: 948 3124 2864

## 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 JULY 13, 2020 MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=724490&GUID=53A818DF-2574-47CF-82D4-3543B4F4350B](https://madison.legistar.com/View.ashx?M=M&ID=724490&GUID=53A818DF-2574-47CF-82D4-3543B4F4350B)

## SCHEDULE OF MEETINGS

Regular Meetings: August 10, 24 and September 14, 2020

Special Working Sessions: July 30, 2020 virtual meeting; 5:00-8:00 p.m. and August 5, 2020 virtual meeting; 4:30-6:00 p.m.

## ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission as generally required by Section 62.23(2), Wis. Stats. and Section 16.01 of Madison General Ordinances, which require that the Common Council refer any question concerning the location of any public building, 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. Further, the Plan Commission is required to provide a recommendation to the Council on the acquisition of public land for the establishment or enlarging of streets, parks, playgrounds, sites for public buildings, and reservations pertaining to the same, and the conveyance of any surplus real estate not needed for these purposes with reservations concerning the future use and occupation of such real estate, so as to protect the public works of the City, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public

health and welfare as recommended in adopted plans and policies.

2. [61271](#) Authorizing the City's execution of an Access Easement Agreement between the City and Madison Gas and Electric Company for access to an electric vault in the Capitol Square North Parking Garage located at 218 E. Mifflin Street. (2nd A.D.)
3. [61380](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required to construct regional storm water management facilities as part of the Lower Badger Mill Creek Pond project, in the City of Madison, Dane County, Wisconsin. (1st AD)

### **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 & Related Requests**

Note: Items 4 and 5 are related and should be considered together

4. [60902](#) Creating Section 28.022 - 00447 of the Madison General Ordinances to change the zoning of properties located at 1802 and 1818 Packers Avenue, 12th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to NMX (Neighborhood Mixed Use) District.
5. [60679](#) 1802-1818 Packers Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish two residential buildings and an office building; consideration of a conditional use in the [Proposed] Neighborhood Mixed-Use (NMX) District for a building containing two or more uses that exceeds 10,000 square feet of floor area; consideration of a conditional use in the NMX District for a mixed-use building containing eight (8) or more dwelling units; consideration of a conditional use in the NMX District for a building exceeding three stories and 40 feet in height; and consideration of a conditional use in the NMX District for a building with less than 75% non-residential ground floor area, all to allow construction of a four-story mixed-use building containing 1,100 square feet of commercial space and approximately 80 apartments.

Note: Items 6 and 7 are related and should be referred to August 24, 2020 pending approval by the Landmarks Commission

6. [60903](#) Creating Section 28.022 - 00446 of the Madison General Ordinances to change the zoning of property located at 909 Jenifer Street, 6th Aldermanic District, from TR-V1 (Traditional Residential-Varied 1) District to TR-V2 (Traditional Residential-Varied 2) District.

7. [60682](#) 909-915 Jenifer Street; Third Lake Ridge Historic District; 6th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Varied 2 (TR-V2) District for a housing cooperative to convert two apartment buildings into a 25-bed cooperative

Note: Items 8-10 are related and should be considered together

8. [60906](#) Creating Section 28.022 - 00444 of the Madison General Ordinances to change the zoning of property located at 8355 Mansion Hill Avenue, 1st Aldermanic District, from Temp A (Temporary Agricultural) District to TR-U2 (Traditional Residential-Urban 2) and creating Section 28.002 - 00445 of the Madison General Ordinances to change the zoning of the property located at 8355 Mansion Hill Avenue, 1st Aldermanic District from Temp A (Temporary Agricultural) to PR (Parks and Recreation) District
9. [60685](#) Approving the preliminary plat of the *Springs at Pleasant View* subdivision on land generally addressed as 8355 Mansion Hill Avenue; 1st Ald. Dist.; approving a Certified Survey Map of same to create two lots; and approving the final plat of *Springs at Pleasant View* following recording of the Certified Survey Map.
10. [60686](#) 8355 Mansion Hill Avenue, generally; 1st Ald. Dist.: Consideration of a conditional use for a multi-family dwelling with more than eight units in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District; consideration of a conditional use-residential building complex in TR-U2 zoning; and consideration of a conditional use in the TR-U2 District for accessory outdoor recreation, all to construct a residential building complex containing 300 dwelling units in 15 buildings with a pool and clubhouse on Lots 1 and 2 of the proposed Springs at Pleasant View subdivision.

Note: Items 11 and 12 are related and should be referred to August 10, 2020 at the request of the applicant

11. [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

12. [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 13 and 14 are related and should be considered together

13. [60915](#) Creating Sections 28.022 - 00448 of the Madison General Ordinances to change the zoning of properties located at 502-516 West Washington Avenue and 8-14 North Bassett Street, 4th Aldermanic District, from DR2 (Downtown Residential 2) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00449 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.
14. [60673](#) 502-518 W Washington Avenue and 8-14 N Bassett Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish nine residential buildings as part of a planned redevelopment in Planned Development (PD) District zoning

Note: Items 15-17 are related and should be referred to August 10, 2020 at the request of the applicant

15. [60916](#) Creating Sections 28.022 - 00450 of the Madison General Ordinances to change the zoning of properties located at 617 S. Whitney Way and 160 Westgate Mall, 10th Aldermanic District, from CC (Commercial Center) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00451 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.
16. [60671](#) 160 Westgate Mall/ 617 S Whitney Way; 10th Ald. Dist.: Consideration of a demolition permit to demolish Westgate Mall, and consideration of a conditional use for development adjacent to a public park pursuant to Section 28.139 of the Zoning Code, as part of a planned redevelopment in Planned Development (PD) District zoning.
17. [60678](#) Approving the preliminary plat and final plat of *Westgate Redevelopment Plat* on property generally addressed as 617 S Whitney Way and 160 Westgate Mall; 10th Ald. Dist.

**Conditional Use & Demolition Permits**

18. [60684](#) 2902 E Washington Avenue and 401 North Lawn Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish an office building, restaurant, and residential building; 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; and consideration of a conditional use in the CC-T District for a mixed-use building with less than 75% non-residential ground floor area, all to construct a four- and five-story mixed-use building with 8,000 square feet of commercial space and 135 apartments.
19. [60687](#) 1649 Thierer Road, 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a major alteration to a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use to allow construction of a one-story, approximately 2,600 square-foot commercial building.
20. [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.

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- Recent Common Council Actions**

- 702 Gardener Road - PD(GDP) to PD(SIP) for Block 3 of Madison Yards at Hill Farms to construct six-story mixed-use building with 10,000 sq. ft. of commercial space and 189 apartments - Approved with modified conditions on July 14, 2020
- 4728 Sheboygan Avenue - PD(GDP) to PD(SIP) for Block 6 of Madison Yards at Hill Farms to construct 5,000 sq. ft. commercial building and central green open space - Approved with modified conditions on July 14, 2020
- 603 South Point Road - Temp. A to TR-P and Amendment to Acacia Ridge TR-P master plan to construct four-story, 92-unit apartment building and two (2) two-family twin homes - Approved subject to Plan Commission recommendation on July 21, 2020

**- Upcoming Matters - August 10, 2020**

- 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
- 133 E Lakeside Street - SE to TE, Demolition Permit and Conditional Use - Demolish lodge to construct a five-story mixed-use building with approx. 3,150 square feet of commercial space and 104 apartments in Urban Design Dist. 1
- 6003-6067 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 in Urban Design Dist. 7
- 2020 Vilas Avenue - Conditional Use to construct accessory building exceeding 576 square feet in TR-C2 zoning

**- Upcoming Matters - August 24, 2020**

- 5622 Eastpark Boulevard - CC to CC-T and Conditional Use - Construct mixed-use development containing 4,300 sq. ft. of commercial space and 306 apartments in five buildings with accessory pool and clubhouse
- 1851 Monroe Street - Conditional Use to construct walk-up service window for restaurant/bakery
- 6119 Odana Road - Conditional Use to convert restaurant into a restaurant-nightclub
- 414 Grand Canyon Drive - Conditional Use to construct a car wash

**ANNOUNCEMENTS****ADJOURNMENT**