



# City of Madison

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

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Monday, August 24, 2020

5:30 PM

**\*\*Virtual Meeting\*\***

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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 ntwav, cov ntaub ntwav 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: 996 4284 4549

## 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 30, 2020 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=797916&GUID=EE58E488-3931-4E68-A3B2-FA2DD4378BE4](https://madison.legistar.com/View.ashx?M=M&ID=797916&GUID=EE58E488-3931-4E68-A3B2-FA2DD4378BE4)

## MINUTES OF THE AUGUST 10, 2020 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=724492&GUID=B3BCB9E4-C5F1-4F47-90D0-2B014E4F842C](https://madison.legistar.com/View.ashx?M=M&ID=724492&GUID=B3BCB9E4-C5F1-4F47-90D0-2B014E4F842C)

## SCHEDULE OF MEETINGS

Regular Meetings: September 14 and October 5, 19, 2020

## 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. [61539](#) Amending the dimensional requirements of permitted and conditional uses and adding Farmers' Market as a permitted use in the Suburban Employment Center (SEC) District.

**Zoning Map Amendments & Related Requests**

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

3. [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 1I) District to TR-V2 (Traditional Residential-Varied 2) District.
4. [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
5. [61389](#) Creating Section 28.022 - 00459 of the Madison General Ordinances to amend a Planned Development District at properties located at 6003-6067 Gemini Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00460 to amend a Planned Development District to approve a Specific Implementation Plan.

Note: Items 6 and 7 are related and should be considered together

6. [61592](#) Creating Section 28.022 - 00463 of the Madison General Ordinances to change the zoning of property located at 5622 Eastpark Boulevard, 17th Aldermanic District, from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District).
7. [60347](#) 5622 Eastpark Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) zoning district for more than 24 dwelling units in a mixed-use building; consideration of a conditional use in the CC-T District for a mixed-use building with a street-facing width greater than forty (40) feet, with less than seventy-five percent (75%) of the ground-floor frontage facing the primary street, including all frontage at a street corner, as non-residential use(s); consideration of a conditional use in the CC-T District for a mixed-use building with less than seventy-five percent (75%) of the ground floor area as non-residential use(s); consideration of a conditional use in the CC-T District for multi-family dwellings with more than eight (8) dwelling units; and consideration of a conditional use in the CC-T District for accessory outdoor recreation, all to allow construction of a complex with two (2) four-story mixed-use buildings and three (3) three-story multi-family buildings containing 4,300 square feet of overall commercial space and 306 apartments with accessory pool and clubhouse.

**Conditional Use & Demolition Permits**

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 for a mixed-use building with less than 75% non-residential ground floor facing the primary street; consideration of a conditional use in the TSS District for a mixed-use building with less than 75% non-residential ground floor area; and consideration of a conditional use in the TSS District for a mixed-use building exceeding 25,000 sq. ft. in floor area, all to allow construction of a three-story mixed-use building with approximately 800 square feet of commercial space and 24 apartments.
9. [61381](#) 1851 Monroe Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a walk-up service window within ten (10) feet of the public right of way.
10. [61382](#) 6119 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor (CC) District to convert a restaurant-tavern into a restaurant-nightclub.
11. [61383](#) 414 Grand Canyon Drive; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor (CC) District for a car wash.
12. [61474](#) 849 E Washington Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District to convert a tavern into a nightclub; and consideration of a conditional use in the TE District to construct an outdoor eating area for a nightclub.

**Subdivision**

13. [61660](#) Re-approving the final plat of *Western Addition to 1000 Oaks* subdivision on land generally addressed as 10024 Valley View Road; 9th Ald. Dist.

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- Upcoming Matters - September 14, 2020**

- Amend the Yahara Hills Neighborhood Development Plan to remove the recommended northerly extension of Ohmeda Drive
- Amend Marsh Road Neighborhood Development Plan and Official Map to change planned local streets and release reservations north of Voges Road
- 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

- 109-209 Cottage Grove Road - CC-T to NMX, Demolition Permit, and Conditional Use - Demolish three commercial buildings to construct a four-story mixed-use building with 2,500 sq. ft. of commercial space and 78 apartments and a four-story apartment building with 110 units
- 5801 Cottage Grove Road - A to SR-C1 and Conditional Use - Rezone existing single-family residence and construct an accessory building exceeding 800 sq. ft. of area
- 1313 Regent Street - Conditional Use to construct three-story addition containing 63 apartments above and behind existing one-story, 10,400 sq. ft. commercial building (brewpub)
- 4026 Rockwell Drive - Conditional Use to construct accessory building exceeding 10% of lot area in TR-C1 zoning
- 5120 Spring Court - Conditional Use to construct accessory building on a lakefront parcel
- 429 N Paterson Street - Conditional Use to construct accessory building exceeding 576 sq. ft. and 10% of lot area in TR-C4 zoning with accessory dwelling unit
- 3447 North Star Road - Extraterritorial Certified Survey Map to create two commercial lots in the Town of Cottage Grove

#### **- Upcoming Matters - October 5, 2020**

- 754-904 Felland Road - SR-C1, SR-C3, SR-V2, and TR-U1 to SR-C1, SR-C3 and TR-U1, Preliminary Plat and Final Plat of "Jannah Village," creating 48 single-family lots, 4 lots for two-family twin homes (8 total units), 4 lots to be developed with up to 306 multi-family units, 2 outlots for public stormwater management, and 1 outlot for public parkland
- 10009 Sweet Willow Pass - Conditional Use to construct residential building complex with 110 apartments in three buildings and pool and clubhouse on Lot 412 of proposed Western Addition to 1000 Oaks plat
- 2406 Waunona Way - Conditional Use to construct accessory building on a lakefront parcel
- 2758 Dairy Drive - Conditional Use for a school in an existing building
- 4222 Yuma Drive - Conditional Use to construct detached accessory dwelling unit
- 1018-1034 Walsh Road - Conditional Use to construct a tavern with outdoor recreation

## **ANNOUNCEMENTS**

## **ADJOURNMENT**