



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, November 23, 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: 916 2063 3761

****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 9, 2020 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=724497&GUID=B2C1A09E-B911-4540-AEF9-E678E682218D](https://madison.legistar.com/View.ashx?M=M&ID=724497&GUID=B2C1A09E-B911-4540-AEF9-E678E682218D)

SCHEDULE OF MEETINGS

Regular Meetings: December 14, 2020 and January 11, 25, 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.

ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission pursuant to Section 62.23 of Wisconsin Statutes and Section 16.01 of Madison General Ordinances, which generally require that:

- The Common Council shall refer any question concerning the location and architectural design of any public building; the location of any statue or other memorial; the location, extension, widening, enlargement, ornamentation, and parking of any street,

parkway, boulevard, park, playground, or other memorial or public grounds within the City to the Plan Commission for its consideration and report before final action is taken thereon by the Council.

- The Common Council shall refer any question concerning the location of any public building and 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.

- The City, acting through the Plan Commission or otherwise, may acquire by gift, purchase or condemnation any lands within or without its corporate limits for establishing, laying out, widening, enlarging, extending and maintaining memorial grounds, streets, squares, parkways, boulevards, parks, playgrounds, sites for public buildings, and reservations in and about and along and leading to any or all of the same and after the establishment, layout and completion of such improvements, may convey any such real estate thus acquired and not necessary for such improvements, with reservations concerning the future use and occupation of such real estate, so as to protect such public works and improvements and their environs, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare.

2. [62947](#) Authorizing the acceptance of a limited easement for public bus shelter purposes from Sherman Plaza, Inc. on a portion of the property located at 2901 N. Sherman Avenue. (12th AD)
3. [62948](#) Authorizing the administrative approval and execution of documents granting, accepting, altering or releasing certain easements or recorded property interests by the City.

PUBLIC HEARING ITEMS

Milwaukee Street-Related Items

4. [61589](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the current and future City of Madison generally located north of Milwaukee Street between N Fair Oaks Avenue and West Corporate Drive consistent with recommendations in the adopted *Milwaukee Street Special Area Plan*.
5. [62174](#) SUBSTITUTE. Creating Section 28.022 - 00461 of the Madison General Ordinances to rezone properties located at 3614-3700 Milwaukee Street and 102-122 West Corporate Drive, 15th Aldermanic District, from CN (Conservancy District), TR-C1 (Traditional Residential-Consistent 1 District), SE (Suburban Employment) and IL (Industrial-Limited District) to TSS (Traditional Shopping Street) District,; creating Section 28.022 - 00462 to rezone portions of those properties from CN, TR-C1, and IL to TR-U1 (Traditional Residential-Urban 1) District.

Zoning Text Amendment

6. [62668](#) Amending Subdivision (a) of Subsection (3) of Section 28.068 of the Madison General Ordinances to allow front yard setbacks for planned multi-use sites in the Commercial Center (CC) District to be measured from interior private access roads.

Zoning Map Amendments & Related Requests

Note: Items 7 and 8 are related and should be considered together

7. [62638](#) 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 SE (Suburban Employment) District.
8. [62314](#) 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] Suburban Employment (SE) 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.

Note: Items 9 and 10 are related and should be considered together

9. [62640](#) Creating Section 28.022 - 00479 of the Madison General Ordinances to amend a Planned Development District at property located at 7601 Mineral Point Road, 9th Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00480 to approve a Specific Implementation Plan.
10. [62315](#) 7601 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish and relocate a portion of a restaurant and former residential building as part of a planned redevelopment in Planned Development (PD) zoning.

Conditional Use Requests, Demolition Permits & Related Requests

Note: Items 11 and 12 are related and should be considered together

11. [62316](#) 1224 S Park Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a multi-tenant commercial 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 a multi-tenant building 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% of the ground-floor frontage facing the primary street as non-residential use(s); and consideration of a conditional use in the CC-T District for a mixed-use building

with less than 75% of the ground floor area as non-residential use(s), all to construct a four-story mixed-use building with 4,000 square feet of commercial space and 62 apartments.

12. [62318](#) Approving a Certified Survey Map of property owned by Prime Urban Properties, LLC located at 1224 S Park Street; 13th Ald. Dist.

Note: Items 13 and 14 are related and should be considered together

13. [63099](#) Re-approving the final plat of the *Paragon Place Addition No. 1* subdivision on land generally addressed as 9703 Paragon Street, 303 Bear Claw Way and 304 Bear Claw Way; 9th Ald. Dist.

14. [62317](#) 9703 Paragon Street, generally; 9th Ald. Dist.: Consideration of a conditional use for a multi-family dwelling with more than eight units in the Suburban Residential-Varied 2 (SR-V2) District; consideration of a conditional use-residential building complex in SR-V2 zoning; and consideration of a conditional use in the SR-V2 District for accessory outdoor recreation, all to construct a residential building complex containing 71 dwelling units in two apartment buildings with a pool on Lot 7 of the proposed *Paragon Place Addition No. 1* subdivision and 12 townhouses in three buildings on Lot 8 of the proposed *Paragon Place Addition No. 1* subdivision.

15. [62599](#) 803 South Shore Drive; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence

16. [62609](#) 502 Leonard Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence

17. [62598](#) 619-621 N Lake Street; 8th Ald. Dist.: Consideration of a demolition permit to allow two fraternity houses to be demolished; consideration of conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) dwelling units; and consideration of a conditional use in the DR2 District for a fraternity, to allow construction of an eight-story residential building containing 20 apartments and a fraternity.

18. [62600](#) 4606 Hammersley Road; 10th Ald. Dist.: Consideration of a demolition permit to demolish a warehouse; 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 a multi-tenant building 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 three-story mixed-use building with approximately 1,750 square feet of commercial space and 53 apartments.

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

- 4000-4150 Packers Avenue & 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
- 7050-7104 Watts Road - PD(GDP) to PD(SIP) - Construct 8,305 square-foot restaurant-tavern
- 675 S Whitney Way - Conditional Use - Construct vehicle access sales and service window for grocery store
- 3801 E Washington Avenue - Conditional Use - Construct vehicle access sales and service window for grocery store
- 2402-2410 Packers Avenue - Demolition Permit and Conditional Use - Demolish storage building to create parking for adjacent auto body shop
- 4801 Buckeye Road - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 9801 Silicon Prairie Pkwy - Conditional Use - Construct personal indoor storage facility

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.