



City of Madison

City of Madison
Madison, WI 53703
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.

Monday, January 11, 2021

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. Comments received after 3:00 p.m. may not be added to the public record until after the meeting.
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: 982 1511 7168

****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 ntauv, cov ntaub ntauv 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 DECEMBER 14, 2020 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=724486&GUID=01826B97-DE7B-44E1-8FE7-2BB01BF4B754](https://madison.legistar.com/View.ashx?M=M&ID=724486&GUID=01826B97-DE7B-44E1-8FE7-2BB01BF4B754)

SCHEDULE OF MEETINGS

Regular Meetings: January 25 and February 8, 22, 2021

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.

PUBLIC HEARINGS

Zoning Map Amendments

2. [62642](#) SUBSTITUTE. Creating Section 28.022 - 00481 and 28.022-483 of the Madison General Ordinances to change the zoning at properties located at 7050-7104 Watts Road, 1st Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to Amended PD(GDP) Planned Development (General Development Plan) and PD(SIP) Planned Development (Specific Implementation Plan) District.

3. [63216](#) Creating Section 28.022 - 00482 of the Madison General Ordinances to change the zoning of property located at 4205 Portage Road, 17th Aldermanic District, from Temp. A (Temporary Agricultural) District to TR-U2 (Traditional Residential - Urban 2) District

Conditional Use Requests & Demolition Permits

4. [62760](#) 2402-2410 Packers Avenue; 12th Ald. Dist.: Consideration of a demolition permit and consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto body shop to allow demolition of a storage building at 2410 Packers for expanded parking for the existing auto body shop at 2402 Packers.
5. [62944](#) **Amended:** 1402 S Park Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a mixed-use building exceeding 25,000 square feet of floor area for a mixed-use or multi-tenant building; consideration of a conditional use in the TSS District for a building exceeding three (3) stories and 40 feet; consideration of a conditional use in the TSS District for a mixed-use building with greater than 24 dwelling units; consideration of a conditional use in the TSS District for a mixed-use building with less than 75% non-residential ground floor area; consideration of a conditional use pursuant to Section 28.65(3)(b) for a building with a rear yard height transition to a residential district exceeding the height and/or ratio limitation; and consideration of a conditional use per Section 28.141(13)(b) to reduce the number of off-street loading spaces required; all to allow construction of a six-story mixed-use building with approximately 25,000 square feet of commercial space and 150 apartments.
6. [62962](#) 675 S Whitney Way; 10th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for an auto service station to allow construction of a vehicle charging facility.
7. [63206](#) 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 square feet in floor area, all to allow construction of a three-story mixed-use building with approximately 775 square feet of commercial space and 19 apartments.
8. [63207](#) 6624 Seybold Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for an auto repair station; and consideration of a conditional use in the CC District for an auto body shop, all to allow an existing building to be converted to an auto sales and service facility.

Land Division

9. [63208](#) 3176 Shady Oak Lane, Town of Verona: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots.

Zoning Text Amendments

10. [62966](#) Creating Section 28.069 to create the Regional Mixed Use (RMX) District and amending portions of Madison General Ordinances 28.021, 28.061, 28.062, 28.141, 28.151, 28.182 to add relevant provisions related to the newly created RMX District.
11. [63202](#) Amending Table 28D-2, Madison General Ordinance Section 28.061 and amending Table 28F-1, Madison General Ordinance Section 28.082, in order to allow the Counseling/Community Services Organization as a permitted use in the Limited Mixed Use (LMC), Neighborhood Mixed-Use (NMX), Traditional Shopping Street (TSS), Mixed-Use Center (MXC), Commercial Corridor-Transitional (CC-T), Commercial Corridor (CC), Traditional Employment (TE), Suburban Employment (SE), Suburban Employment Center (SEC), and Employment Center (EC) Districts and amending Section 28.211, Counseling/Community Service Organization, of the Madison General Ordinances.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Filing of Statement of Interest**

** Note: Any member of the Plan Commission who has not filed their annual Statement of Interest form with the City Clerk's Office shall file same without further delay. The forms were due on January 5, 2021. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- Rezoning 6101 Mineral Point Road from MXC to CC-T to construct private parking facility - Adopted by Common Council on January 5, 2021 subject to Plan Commission recommendation

- Zoning Text Amendment to amend Secs. 28.211, 28.061, 28.072, 28.082 and 28.091 and create Sec. 28.141 (8)(e) to create a new use, Electric Vehicle Charging Facility, and to require that certain future parking facilities are constructed to include a specified amount of Electric Vehicle Capable and Electric Vehicle Ready spaces - Substitute ordinance adopted by Common Council on January 5, 2021

- Upcoming Matters – January 25, 2021

- 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
- 5501 Mineral Point Road and 425-441 Charmany Drive - SE to TE and TSS, Preliminary Plat and Final Plat of "Element District," creating six lots for mixed-use and employment development and one outlot for private open space
- 701 Gardener Road and 4716 Sheboygan Avenue - PD(GDP) to Amended PD(GDP-SIP)
- Approve amended general development plan for Madison Yards at Hill Farms to allow construction of a 56,000 sq. ft. grocery store and 15-story, 275-unit apartment bldg. with shared structured parking and loading on Block 2 and a 150-room hotel on Block 4, with specific implementation plan for Block 2 project
- Zoning Text Amendment - Amending Section 28.102 to amend and replace maps for Wells 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24, 25, 26, 27, 28, 29, and 30, and repealing Sections 28.102(9) and 28.102(20)
- Zoning Text Amendment - Repealing and Recreating Subsection entitled "Housing Cooperative" of Section 28.151; amending the definition of "Housing Cooperative" in Section 28.211, amending Table 28C-1, Table 28D-2, Table 28E-2, Table 28F-1 and Table 28G-1
- 100 N Hamilton Street - Demolition Permit and Conditional Use - Partial demolition of museum to create new loading zone and outdoor exhibition space
- 522 S Gammon Road - Conditional Use and Certified Survey Map to create two commercial lots and construct restaurant tavern with vehicle access sales and service window on pad site at West Towne Mall
- 555 W Washington Avenue - Conditional Use - Convert financial institution into hardware store with vehicle access sales and service window
- 2240 Keyes Avenue - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 3401 University Avenue - Demolition Permit - Demolish street-facing façade of convenience store as part of building expansion
- 4624 Monona Drive - Demolition Permit - Demolish street-facing façade of convenience store as part of building expansion

- Upcoming Matters – February 8, 2021

- 223 S Pinckney Street - PD(SIP) to Amended PD(GDP-SIP) - Approve amended general development plan and specific implementation plan for Judge Doyle Square to construct nine-story, 260-room hotel with restaurant-tavern and outdoor eating area
- 7102 US Highways 12 & 18 - PD(SIP) to Amended PD(GDP-SIP) - Approve amended general development plan and specific implementation plan for Rodefild Landfill to allow a vertical expansion of the east "hill" of the landfill
- 126 Langdon Street - Demolition Permit – Final Plan Approval and Conditional Use - Construct seven-story, 106-unit apartment building
- 1215 Chandler Street - Conditional Use - Construct detached garage exceeding ten percent (10%) of lot area
- 1502 W Broadway - Conditional Use - Construct vehicle access sales and service window for restaurant tenant in three-story commercial building
- 4800 Voges Road - Certified Survey Map Referral - Create two industrial lots and two outlots for stormwater management with dedication of Galleon Run extension

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.