



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, January 25, 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: 924 4178 4864

****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 DECEMBER 16, 2020 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=824301&GUID=9D57F0DC-6D36-4DF6-B758-673FE98DD107](https://madison.legistar.com/View.ashx?M=M&ID=824301&GUID=9D57F0DC-6D36-4DF6-B758-673FE98DD107)

MINUTES OF THE JANUARY 11, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814673&GUID=B56F7AFF-F3DF-4C9D-9AE9-538458F73126](https://madison.legistar.com/View.ashx?M=M&ID=814673&GUID=B56F7AFF-F3DF-4C9D-9AE9-538458F73126)

SCHEDULE OF MEETINGS

Regular Meetings: February 8, 22 and March 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.

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. [63433](#) Discontinuing and vacating multiple public unimproved street and alley rights-of-way within the plat of Village at Autumn Lake Replat to allow the replatting of a portion the development, being located in the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)

PUBLIC HEARINGS

Zoning Text Amendments

Note: Item 3 was re-referred back to the Plan Commission by the Common Council to allow the Commission to review some minor revisions and corrections to the version recommended at the January 11, 2021 meeting.

3. [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.

4. [63436](#) Amending Section 28.102 of the Madison General Ordinances to amend and replace maps for Well 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).
5. [63457](#) SUBSTITUTE - Repealing and Recreating Subsection entitled "Housing Cooperative" of Section 28.151 of Madison General Ordinances. 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 of Madison General Ordinances.

Zoning Map Amendments & Related Requests

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

6. [63441](#) Creating Section 28.022 - 00486 of the Madison General Ordinances to change the zoning of properties located at 5501 Mineral Point Road and 425 - 441 Charmany Drive, 19th Aldermanic District, from SE (Suburban Employment) District to TE (Traditional Employment) District and creating Section 28.002 - 00487 of the Madison General Ordinances to change the zoning of the properties from SE (Suburban Employment) District to TSS (Traditional Shopping Street) District.
7. [63210](#) Approving the preliminary plat and final plat of the *Element District* subdivision on land generally addressed as 5501 Mineral Point Road and 425-441 Charmany Drive; 19th Ald. Dist.
8. [63443](#) Creating Section 28.022-00484 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan on property located at 701 Gardener Road and 4716 Sheboygan Avenue, 11th Aldermanic District, and creating Section 28.022-00485 of the Madison General Ordinances to approve a Specific Implementation Plan for 701 Gardener Road.

Conditional Use Request, Demolition Permits & Related Requests

9. [63211](#) 100 N Hamilton Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish a portion of a museum to allow outdoor exhibition space and a new loading zone.

Note: Items 10 and 11 are related and should be considered together.

10. [63212](#) 522 S Gammon Road and 53 West Towne Mall, 9th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window; and consideration of a conditional use in the 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 restaurant-tavern with vehicle access sales and service window at West Towne Mall.

11. [63213](#) Approving a Certified Survey Map of property owned by Seritage SRC Finance, LLC located at 53 West Towne Mall and 522 S Gammon Road; 9th Ald. Dist.

Note: Item 12 should be referred to February 22, 2021 at the request of the applicant.

12. [63309](#) 555 W Washington Avenue; 4th Ald. Dist.: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a vehicle access sales and service window.
13. [63310](#) 2240 Keyes Avenue; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence
14. [63474](#) 3401 University Avenue; 11th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing façade of a convenience store as part of a building expansion.
15. [63475](#) 4624 Monona Drive; 15th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing façade of a convenience store as part of a building expansion.

Land Division

16. [63209](#) Approving a Certified Survey Map by Newcomb Construction Company of property owned by the County of Dane located at 5027-5101 Tradewinds Parkway; 16th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 7050-7104 Watts Road - Amended PD(GDP-SIP) to construct 8,305 square-foot restaurant-tavern - Approved subject to Plan Commission recommendation on January 19, 2021
- Amending Sections 28.061 and 28.082 to allow "Counseling/ Community Services Organization" as a permitted use in the LMC, NMX, TSS, MXC, CC-T, CC, TE, SE, SEC, and EC districts and amending the definition in Section 28.211 - Approved subject to Plan Commission recommendation on January 19, 2021
- Upheld May 11, 2020 Plan Commission decision on Edgewood High School stadium lighting on January 19, 2021
- Upheld November 23, 2020 Plan Commission to approve demolition permit and conditional uses for 4606 Hammersley Road on January 19, 2021

- 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
- 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

- Upcoming Matters – February 22, 2021

- (Tentative) Triangle-Monona Bay Neighborhood Plan Amendment
- 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
- 4205 Portage Road - Temp. A to TR-U2 - Rezone for future multi-family development
- 126 Langdon Street - Demolition Permit – Final Plan Approval and Conditional Use - Construct seven-story, 106-unit apartment building
- 6602 Commercial Avenue - Final Plat of Eastwood Springs, creating six lots for multi-family development, one lot for mixed-use development, one outlot for future development, one outlot to be dedicated for public parkland, and one outlot for public stormwater management

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.

17. [63113](#) Registrants for Plan Commission Meetings