



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, March 8, 2021

5:30 PM

****Virtual Meeting****

Some or all of the members of the Plan Commission, 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 during 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. on the day of the meeting 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: 926 4639 3472

****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 ntauwv, cov ntauwv 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 FEBRUARY 22, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814678&GUID=B105022B-6A88-481F-ACF3-75031E649A6B](https://madison.legistar.com/View.ashx?M=M&ID=814678&GUID=B105022B-6A88-481F-ACF3-75031E649A6B)

SCHEDULE OF MEETINGS

Regular Meetings: March 22 and April 12, 26, 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. [64251](#) Authorizing the Mayor and City Clerk to execute a lease with Gently Automotive LLC (d/b/a Apex Auto Sales and Repair), located at 3074-3076 East Washington Avenue, allowing for the use of the adjacent City-owned property located at 3098 East Washington Avenue for an expanded parking lot. (12 A.D.)

3. [64401](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers 5992-11-00 - 4.05, 5992-11-00 - 4.06 and 5992-11-00 - 4.12, Pleasant View Road - Mineral Point Road to USH 14 for the acquisitions per the Plat of Land Interests required. Located in part of the SW 1/4, NW 1/4, NE 1/4, and SE 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 all of Section 15, T7N, R8E, in the City of Madison. (9th AD)

Note: Resolution ID 64401 begins the process to acquire land in fee or easement from Greenway Boulevard to north of Old Sauk Road for the planned reconstruction of N Pleasant View Road, which is scheduled for 2023. The 2023 project will extend north of Greenway to US Highway 14 in the City of Middleton.

SPECIAL ITEM OF BUSINESS

4. [64442](#) Planning Division update on the Odana Special Area Plan

PUBLIC HEARINGS

Zoning Map Amendment & Related Request

Note: Items 5 and 6 should be referred to March 22, 2021 at the request of the applicant.

5. [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

6. [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.

Subdivision

7. [63758](#) Approving the final plat of *Eastwood Springs* on land generally addressed as 6602 Commercial Avenue; 3rd Ald. Dist.

Conditional Use Requests & Demolition Permits

8. [63783](#) 2822 Milwaukee Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence with no proposed use.
9. [63784](#) 1249 S Sprecher Road; 16th Ald. Dist.: Consideration of a conditional use pursuant to Section 28.131(1)(a) of the Zoning Code for an accessory building with a ground floor area exceeding 1,000 square feet on a lot in any zoning district used exclusively for residential and mixed-use purposes, and consideration of a conditional use pursuant to Section 28.131(1)(b) of the Zoning Code for an accessory building exceeding 800 square feet in the Agricultural (A) District, to allow construction of a 1,440 square-foot detached garage.

Note: Item 10 should be referred to March 22, 2021 at the request of the applicant

10. [63785](#) 725 Jenifer Street; 6th Ald. Dist.: Consideration of a conditional use for an accessory building on a lakefront parcel.
11. [63476](#) 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, 106-unit apartment building.

Zoning Text Amendments

Note: Item 12 should be referred to March 22, 2021 at the request of the ordinance sponsors

12. [63902](#) Amending various sections of Subchapters 28C and 28D of Madison General Ordinances in order to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts.

Note: Item 13 should be referred to March 22, 2021 so that review of the ordinance by other boards, committees or commissions may be completed

13. [64250](#) Amending portions of Madison General Ordinances Sections 28.063, 28.064, 28.065, 28.066, 28.067, 28.068, 28.074, 28.076, 28.084, 28.085, 28.087, 28.088, 28.089, and 28.097 to change the front yard setback, if it is less than 15 feet, from 0 feet to 5 feet to support a street tree canopy, and creating Madison General Ordinance 28.071(2)(e) to establish a Downtown Setback Exceptions Map.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- Amending the Official Map to map reservations for future streets north of Milwaukee Street consistent with the Milwaukee Street Special Area Plan - Adopted with revisions by the Common Council on February 23, 2021
- 223 S Pinckney Street - 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 - Approved subject to Plan Commission recommendations on February 23, 2021
- 7102 US Highways 12 & 18 - Approve amended general development plan and specific implementation plan for Rodefild Landfill to allow a vertical expansion of the east "hill" of the landfill - Approved subject to Plan Commission recommendations on February 23, 2021
- Zoning Text Amendment to amend Table 28E-2 of Subsection (1) of Section 28.072 to add Live-work unit as a permitted use in the Downtown Core (DC), Urban Office Residential (UOR), and Urban Mixed Use (UMX) Districts - Approved subject to Plan Commission recommendations on March 2, 2021
- Zoning Text Amendment to amend Section 28.151 to add Keeping of Chickens as an Accessory Use for Recreation, Community or Neighborhood Centers - Approved subject to Plan Commission recommendations on March 2, 2021
- Zoning Text Amendment to amend Sec. 28.151 "Car Wash" and Secs. 28.065 (TSS),

28.066 (MXC), 28.067 (CC-T), 28.068 (CC), 28.084 (TE), 28.085 (SE) to allow vacuums outside of car washes in specified districts with supplemental regulations - Approved subject to Plan Commission recommendations on March 2, 2021

- Upcoming Matters – March 22, 2021

- 9301 Crosswinds Lane - PD to Amended PD(GDP-SIP) - Construct 32 multi-family units in two buildings
- Amend Official Map to revise the location of a reservation for a future north-south street opposite Tormey Lane between Voges Road and Tradewinds Pkwy.
- 555 W Washington Avenue - Conditional Use - Convert financial institution into hardware store with vehicle access sales and service window
- 166 S Marquette Street - Conditional Use - Construct detached garage exceeding ten percent (10%) of lot area
- 924 Williamson Street - Conditional Use - Convert existing building into arcade with incidental alcohol sales

- Upcoming Matters – April 12, 2021

- 5027-5101 Tradewinds Pkwy - Certified Survey Map to create one industrial lot (Pending Official Map amendment)
- 4702 Sheboygan Avenue - PD(GDP) to PD(SIP) - Construct seven-story, 165,000 sq. ft. office building, 28,000 sq. ft. of commercial space, five-story, 78-unit apartment building and structured parking on Block/ Lot 1 at Madison Yards at Hill Farms
- 330-342 E Lakeside Street - SE to PR and Conditional Use - Convert office building into public service facility/community center
- 720 E Dayton Street - Conditional Use - Approve non-accessory parking lot
- 801 S Whitney Way - Conditional Use - Construct generator at Madison Water Utility Well 12
- 2208 University Avenue - Demolition Permit and Conditional Use - Demolish auto repair business to construct a six-story mixed-use building with 750 square feet of commercial space and 79 apartments
- 2918 Progress Road - Conditional Use - Convert building into animal daycare and boarding
- 3457 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park
- 3461 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park
- 3465 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park

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.