



# 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, April 12, 2021

5:30 PM

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

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**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](mailto: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: 918 9544 8556

**\*\*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 MARCH 22, 2021 REGULAR MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=849525&GUID=5BA7BCCE-C1FD-43EA-91B3-C0CF5F1CA1CF](https://madison.legistar.com/View.ashx?M=M&ID=849525&GUID=5BA7BCCE-C1FD-43EA-91B3-C0CF5F1CA1CF)

**SCHEDULE OF MEETINGS**

Regular Meetings: April 26 and May 10, 24, 2021

Special Meeting: May 13, 2021 at 5:00 p.m. via Zoom; the topic will be Transportation Demand Management (TDM)

**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.

**NEW BUSINESS**

2. [64589](#) Accepting the report titled "Comprehensive Plan - 2021 Progress Update"

## PUBLIC HEARINGS

### Tax Incremental District Amendments

3. [64796](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 39 (Stoughton Road), City of Madison.
4. [64794](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 41 (University-Whitney), City of Madison.
5. [64795](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 42 (Wingra), City of Madison.

### Zoning Map Amendments & Related Requests

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

6. [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
7. [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.
8. [64604](#) Creating Section 28.022 -- 00494 of the Madison General Ordinances to change the zoning at property located at 4702 Sheboygan Avenue, 11th Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.

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

9. [64607](#) Creating Section 28.022 - 00495 of the Madison General Ordinances to change the zoning of properties located at 330-342 E. Lakeside Street, 13th Aldermanic District, from SE (Suburban Employment) District to PR(Parks and Recreation) District.
10. [64094](#) 330-342 E Lakeside Street; 13th Ald. Dist.: Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for a public service facility, and consideration of a conditional use in the PR District for a community center to allow an office building to be converted into municipal offices and a community center.
11. [64610](#) Creating Section 28.022 -- 00496 of the Madison General Ordinances to change the zoning of properties located at 3650 Milwaukee Street and 102 West Corporate Drive, 15th Aldermanic District, from IL (Industrial - Limited) District to CC-T (Commercial Corridor-Transitional) District.

#### **Conditional Use Requests & Demolition Permits**

12. [64362](#) 720 E Dayton Street; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 2 (TR-V2) District for a non-accessory parking facility to allow a vacant lot to be improved as a parking lot for a nearby residential development.
13. [64363](#) 801 S Whitney Way; 10th Ald. Dist.: Consideration of a conditional use in the Conservancy (CN) District for a water pumping station and reservoir, and consideration of a conditional use in the CN District for an emergency electric generator, to allow a generator to be installed at Madison Water Utility Unit Well 12.
14. [64364](#) 2208 University Avenue; 5th Ald. Dist.: Consideration of a demolition permit to demolish an auto repair business; 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; 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 exceeding 25,000 square feet in floor area; and consideration of a conditional use in the TSS District for a building taller than three stories and 40 feet, all to allow construction of a six-story mixed-use building with approximately 750 square feet of commercial space and 79 apartments.
15. [64366](#) 2918 Progress Road; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-General (IG) District for an animal daycare and animal boarding facility in an existing building.

Note: Items 16, 17 and 18 should be referred to April 26, 2021 at the request of the applicant

16. [64369](#) 3457 Milwaukee Street; 15th Ald. Dist.: Consideration of a demolition permit to allow the demolition of a single-family residence to facilitate expansion of O.B. Sherry Park.
17. [64370](#) 3461 Milwaukee Street; 15th Ald. Dist.: Consideration of a demolition permit to allow the demolition of a single-family residence to facilitate expansion of O.B. Sherry Park.
18. [64371](#) 3465 Milwaukee Street; 15th Ald. Dist.: Consideration of a demolition permit to allow the demolition of a single-family residence to facilitate expansion of O.B. Sherry Park.

#### Land Division

19. [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

- Amending various sections of Subchapters 28C and 28D of the Zoning Code to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts - Referred these amendments to May 18 Council meeting
- Amending portions of 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 to 5 feet, and creating Section 28.071(2)(e) to establish a Downtown Setback Exceptions Map - Approved on March 30, 2021 subject to Plan Commission recommendation
- Amending the Official Map to revise the location of a reservation for a future north-south street opposite Tormey Lane between Voges Road and Tradewinds Pkwy. - Approved on March 30, 2021 subject to Plan Commission recommendation

#### - Upcoming Matters – April 26, 2021

- 9301 Crosswinds Lane - PD to Amended PD(GDP-SIP) - Construct 32 multi-family units in two buildings
- 333 S Westfield Road - Demolition Permit and Conditional Use - Demolish bank to construct multi-tenant commercial bldg. with outdoor eating area and vehicle access sales and service window in a planned multi-use site
- 1901 Aberg Avenue - IL to PD(GDP-SIP) - Convert restaurant-tavern into a common building for a portable shelter community with 28 portable shelter units
- 177 S Fair Oaks Avenue - Conditional Use - Construct outdoor eating area with outdoor recreation for restaurant-tavern tenant in mixed-use building

- 410 Atlas Avenue - Conditional Use - Convert building into animal daycare
- 2042 E Main Street - Demolition Permit - Demolish single-family residence and construct new single-family residence

#### **- Upcoming Matters – May 10, 2021**

- 145-151 W Wilson Street & 309-321 S Henry Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish seven residential buildings to construct a ten-story mixed-use building with approximately 800 sq. ft. of commercial space and 206 apartments on one lot
- 4205 Portage Road - Temp. A to TR-U1 - Rezone for future multi-family development (Revised zoning district request)
- 2649 East Springs Drive - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct restaurant with vehicle access sales and service window, outdoor eating area, and parking exceeding the maximum allowed
- 134 S Fair Oaks Avenue - Conditional Use - Establish general retail (pharmacy) tenant in mixed-use building with market garden
- 2418 S Stoughton Road - Conditional Use - Convert existing building in auto sales and auto repair facility
- 1046 E Washington Avenue - Conditional Use - Establish restaurant-tavern tenant in mixed-use building with outdoor eating area

The Plan Commission may preview these projects online at <https://www.cityofmadison.com/dpced/planning/current-projects/1599/>.

Projects are generally grouped by Plan Commission date. The information on the Current Projects pages may be different than the information in the Plan Commission materials for the meeting when a particular item will be considered.

## **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.