



# 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 26, 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: 943 3097 1325

**\*\*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****COMMUNICATIONS, DISCLOSURES AND RECUSALS**

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

**PUBLIC COMMENT**

1. [60306](#) Plan Commission Public Comment Period

**MINUTES OF THE APRIL 12, 2021 REGULAR MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=814681&GUID=2561C7B2-C3E4-46E0-87CA-10E1EB028855](https://madison.legistar.com/View.ashx?M=M&ID=814681&GUID=2561C7B2-C3E4-46E0-87CA-10E1EB028855)

**SCHEDULE OF MEETINGS**

Regular Meetings: May 10, 24 and June 7, 21, 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.

## 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. [65029](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. 11432 established for the reconstruction of E Dean Ave., Allis Ave., Tyler Cir. & Seth Cir. public street and drainage improvements from Monona Dr to Turner Ave Street. (15th AD)
3. [65031](#) Discontinuing and vacating a portion of the public road right-of-way of Mineral Point Road adjacent to the UW Research Park, being located in part of the NE ¼ of the NW ¼ of Section 30, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (19th AD)
4. [65070](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and James J. Luscher for the City's acquisition of the property located at 1401 Beld Street for the Cedar Street construction project. (13th AD)

## SPECIAL ITEM OF BUSINESS

5. [65144](#) Planning Division presentation on proactive zoning within the Oscar Mayer Special Area Plan area

## PUBLIC HEARINGS

### Zoning Map Amendments/Subdivisions

6. [64349](#) Creating Section 28.022 - 00492 of the Madison General Ordinances to amend a Planned Development District at property located at 9301 Crosswinds Lane, 1st Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00493 to approve a Specific Implementation Plan.
7. [64797](#) Creating Sections 28.022 - 00497 of the Madison General Ordinances to change the zoning of property located at 1901 Aberg Avenue, 12th Aldermanic District, from IL (Industrial Limited) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00498 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.

### Conditional Use Requests & Demolition Permits

8. [64341](#) 333 S Westfield Road; 9th Ald. Dist.: Consideration of a demolition permit to demolish a bank to allow construction of a multi-tenant commercial building with vehicle access sales and service windows; consideration of a conditional use in the Suburban Employment (SE) District for food and beverage establishments in a multi-tenant commercial building; and consideration of a conditional use in the SE District for an outdoor eating area associated with a food and beverage establishment.
9. [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.
10. [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.
11. [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.
12. [64581](#) 177 S Fair Oaks Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for an outdoor eating area for a restaurant-tavern tenant in a mixed-use building and consideration of a conditional use in the TE District for outdoor recreation.
13. [64582](#) 410 Atlas Avenue; 3rd Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for an animal daycare facility in an existing building.

14. [64583](#) 2042 E Main Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Recent Common Council Actions**

- 4000-4150 Packers Avenue & 4201 N Sherman Avenue - Rezoning to SR-C2, TR-C3, TR-V2, TR-U1 and CC-T and Preliminary Plat of "Raemisch Farm Development" - Placed on file without prejudice at April 20, 2021 Common Council meeting subject to Plan Commission recommendation
- 5027-5101 Tradewinds Pkwy - Certified Survey Map to create one industrial lot - Approved on April 20, 2021 subject to Plan Commission recommendation
- 4702 Sheboygan Avenue - Approving a PD(SIP) to construct a mixed-use development on Block/ Lot 1 at Madison Yards at Hill Farms - Approved on April 20, 2021 subject to Plan Commission recommendation
- 330-342 E Lakeside Street - Rezoning to PR to convert office building into public service facility/community center - Approved on April 20, 2021 subject to Plan Commission recommendation
- 3650 Milwaukee Street and 102 West Corporate Drive - Rezoning to CC-T consistent with Milwaukee Street Special Area Plan - Approved on April 20, 2021 subject to Plan Commission recommendation

### **- 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
- 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 max. allowed
- 134 S Fair Oaks Avenue - Conditional Use - Establish general retail (pharmacy) tenant in mixed-use building with an accessory 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

### **- Upcoming Matters – May 24, 2021**

- 12 N Few Street - Demolition Permit - Demolish portion of street-facing façade of commercial building to construct a two-story addition with 8 commercial spaces and 8 apartments in Urban Design Dist. 8
- 1330 Sherman Avenue - Conditional Use - Construct Tenney Park Beach Shelter (waterfront development)
- 2742 Dahle Street - Conditional Use - Construct accessory building exceeding 10% of lot area

- 1921 E Mifflin Street - Conditional Use - Convert accessory building into accessory dwelling unit
- 6501 Watts Road - Conditional Use - Convert portion of office building into private school in Urban Design Dist. 2

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.