



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, June 7, 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: 953 9853 7450

****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 MAY 13, 2021 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=858550&GUID=99E20ADE-D1BC-4A56-855A-E286D97F12A2](https://madison.legistar.com/View.ashx?M=M&ID=858550&GUID=99E20ADE-D1BC-4A56-855A-E286D97F12A2)

MINUTES OF THE MAY 24, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814684&GUID=9C1ADB5E-1E6F-48D2-872C-3315881646F5](https://madison.legistar.com/View.ashx?M=M&ID=814684&GUID=9C1ADB5E-1E6F-48D2-872C-3315881646F5)

SCHEDULE OF MEETINGS

Regular Meetings: June 21 and July 12, 26, 2021

Special Meeting: July 8, 2021 at 5:00 p.m.

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. [65659](#) Authorizing the City's acceptance of ownership from the Nakoma League of the existing Nakoma neighborhood sign and decorative landscape garden located within Nakoma Park near the Nakoma Road and Cherokee Drive intersection. (10th AD)

NEW BUSINESS

3. [65385](#) Amending the 2021 adopted operating budget for the Planning division (\$110,000), Economic Development Division (\$100,000), and Department of Transportation (\$80,000), authorizing the Transit General Manager to file an application for a Section 20005(b) Pilot Program for Transit-Oriented Development Planning Discretionary Grant with U.S. Department of Transportation, and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the 13 (c) agreement with Teamsters Local No. 695.

SPECIAL ITEM OF BUSINESS

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

PUBLIC HEARINGS

Zoning Map Amendments & Related Requests

5. [65511](#) Creating Section 28.022-00499 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan on property located at 6321 Town Center Drive, 3rd Aldermanic District, and creating Section 28.022-00500 of the Madison General Ordinances to approve a Specific Implementation Plan.

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

6. [65512](#) Creating Section 28.022 - 00501 of the Madison General Ordinances to change the zoning of property located at 621 Pioneer Road, 9th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District.
7. [64918](#) Approving the preliminary plat and final plat of *Fox Knoll* on land addressed as 621 Pioneer Road; 9th Ald. Dist.

Note: Items 8 and 9 are related and should be considered together

8. [65514](#) Creating Section 28.022 - 00502 of the Madison General Ordinances to amend a Planned Development District at properties located at 3 Point Place and 581 D'Onofrio Drive, 9th Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00503 to approve a Specific Implementation Plan.
9. [65142](#) 3 Point Place and 581 D'Onofrio Drive; 19th Ald. Dist.: Consideration of a [proposed] conditional use in Planned Development (PD) zoning for a school in an existing office building.

Conditional Use Requests & Demolition Permits

10. [64805](#) 216 S Hamilton Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a building with four (4) live/work units.
11. [65137](#) 1344 E Washington Avenue; 2nd Ald. Dist.; Urban Design Dist. 8: Consideration of a conditional use in the Traditional Employment (TE) District for food and related good sales in an existing restaurant-tavern.
12. [65138](#) 2621 Moland Street; 12th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence.

13. [65139](#) 4145 Country Club Road; 10th Ald. Dist.: Consideration of a demolition permit to demolish an existing poolhouse; consideration of a conditional use in the Parks and Recreation (PR) zoning district for outdoor recreation; and consideration of a conditional use in the PR zoning district for a private club to allow demolition of an existing pool and poolhouse and construction of a new pool and poolhouse for Nakoma Golf Club.
14. [65140](#) 4706 Cottage Grove Road; 3rd Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window and consideration of a major alteration to a conditional use-planned multi-use site to allow construction of a drive-thru automated teller machine at Rolling Meadows Shopping Center.

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 - Adopted substitute ordinance at June 1, 2021 meeting
- 9301 Crosswinds Lane - Amended PD(GDP-SIP) to construct 32 multi-family units in two buildings - Adopted on June 1, 2021 subject to Plan Commission recommendation

- Upcoming Matters – June 21, 2021

- Amendment to the Hanson Road Neighborhood Development Plan
- 4205 Portage Road - Temp. A to TR-U1 - Rezone for future multi-family development
- 6201 Mineral Point Road - Amended PD(GDP-SIP) and Demolition Permit - Demolish skilled nursing facility and construct new skilled nursing facility at Oakwood Village University Woods campus
- 204 N Few Street - Conditional Use - Convert accessory building into accessory dwelling unit
- 403 S Ingersoll Street - Conditional Use - Convert commercial building into mixed-use building with 1,130 sq. ft. of commercial space (coffeehouse) and one apartment
- 809 Williamson Street - Conditional Use - Create outdoor eating area for restaurant-tavern
- 640 W Washington Avenue - Conditional Use - Create outdoor eating area for restaurant-tavern
- 824-826 E Johnson Street - Demolition Permit and Conditional Use - Partial demolition of residence to expand and convert existing commercial and residential buildings into restaurant-tavern
- 2302 Packers Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 5404 Woodley Lane - Demolition Permit - Demolish single-family residence and construct new single-family residence
- Resolution regarding temporary permissible encampments (TPEs) in public parks

- Upcoming Matters – July 12, 2021

- 114 W Wilson Street/ 115 W Doty Street/ 215 S Hamilton Street - Amended PD(GDP-SIP) - Renovation of Dane County Public Safety Building and construction of a seven-story, 280,000 sq. ft. jail addition along W Wilson Street
 - 575 Zor Shrine Place - SE to TR-U2, Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish fraternal lodge to construct 479 apartments in two five-story buildings, and create two residential lots, one commercial lot, and one outlot by CSM
 - 702 Pflaum Road - Conditional Use - Renovate and construct additions to LaFollette High School
 - 849 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Partial demolition of commercial building to construct a 14-story mixed-use building with 10,000 sq. ft. of commercial space and 226 apartments on one lot
 - 3802 Regent Street - Conditional Use - Renovate and construct addition to Hoyt School adjacent to Hoyt Park
 - 828 E Main Street - Conditional Use for a nightclub
 - 6717 Odana Road - Conditional Use for wholesale beauty supply sales
 - (Tentative) 1220-1228 Williamson Street - Certified Survey Map to create four commercial lots in Third Lake Ridge Historic District
- 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.