



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 21, 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: 946 0898 6353

****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 JUNE 7, 2021 MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814685&GUID=082AAE15-726D-4F87-B0B5-5F6A49794DAC](https://madison.legistar.com/View.ashx?M=M&ID=814685&GUID=082AAE15-726D-4F87-B0B5-5F6A49794DAC)

SCHEDULE OF MEETINGS

Regular Meetings: July 12, 26, and August 9, 23, 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.

NEW BUSINESS

2. [65260](#) Amending the Hanson Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to provide updated recommendations for the area located along Portage Road between Hanson Road and DiLoreto Avenue.

PUBLIC HEARING-5:45 p.m.**Tax Incremental Districts**

3. [65846](#) Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #46 (Research Park), City of Madison.
4. [65873](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #48 (Regent St), City of Madison.
5. [65874](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #49 (Femrite Dr), City of Madison.

Zoning Map Amendments & Related Requests

6. [63216](#) SUBSTITUTE. Creating Section 28.022 - 00482 of the Madison General Ordinances to change the zoning of property located at 4205 Portage Road, 17th Aldermanic District, from Temp. A (Temporary Agricultural) District to TR-U1(Traditional Residential - Urban 1) District

Note: Items 7 and 8 are related and should be considered together

7. [65661](#) Creating Section 28.022-00504 of the Madison General Ordinances to rezone properties located at 6145-6301 Mineral Point Road and 502 Genomic Drive, 19th Aldermanic District, from Planned Development (PD) District and Mixed-Use Center (MXC) District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00505 to approve a Specific Implementation Plan.
8. [65141](#) 6145-6301 Mineral Point Road and 502 Genomic Drive; 19th Ald. Dist.: Consideration of a demolition permit to demolish a skilled nursing facility as part of a planned redevelopment in Planned Development (PD) District zoning.

Conditional Use Requests & Demolition Permits

9. [65474](#) 204 N Few Street; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 1 (TR-V1) District for an accessory dwelling unit to allow an existing accessory building to be converted into an accessory dwelling unit
10. [65475](#) 1101 Williamson Street/403 S Ingersoll Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a building with less than 75% non-residential ground floor area to allow creation of a ground floor apartment at the rear of an existing commercial building.

11. [65476](#) 809 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an outdoor eating area for a restaurant-tavern
12. [65477](#) 640 W Washington Avenue; 4th Ald. Dist.: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for an outdoor eating area for a restaurant-tavern and coffee shop
13. [65478](#) 824-826 E Johnson Street; 2nd Ald. Dist.: Consideration of a demolition permit to allow partial demolition of a single-family residence; and consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a restaurant-tavern to allow an existing commercial building and residence to be converted into a restaurant-tavern
14. [65479](#) 2302 Packers Avenue; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor eating area for a restaurant-tavern.
15. [65480](#) 5404 Woodley Lane; 14th 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

- 6321 Town Center Drive - Amended PD(GDP-SIP) to construct 74 apartments in three (3) three-story buildings - Adopted on June 15, 2021 subject to Plan Commission recommendation
- 621 Pioneer Road - Temp. A to TR-C3 and Preliminary Plat and Final Plat of Fox Knoll, creating 39 single-family lots and 4 outlots for public stormwater management - Adopted on June 15, 2021 subject to Plan Commission recommendation
- 581 D'Onofrio Drive & 3 Point Place - Amended PD(GDP-SIP) for High Point Office Park to allow a school tenant in an existing building - Adopted on June 15, 2021 subject to Plan Commission recommendation

- Upcoming Matters – July 12, 2021

- 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
- Zoning Text Amendment to amend Section 28.071(2)(a) to amend the Downtown Height Map.
- 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 nightclub use at a previously approved reception hall
- 6717 Odana Road - Conditional Use for wholesale beauty supply sales in existing multi-tenant commercial building
- 1220-1228 Williamson Street - Certified Survey Map to create four commercial lots in Third Lake Ridge Historic District

- Upcoming Matters – July 26, 2021

- 1858-1890 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial center and auto repair facility to construct six-story mixed-use building with 15,000 sq. ft. of comm. space and 290 apartments on one lot
- 222-232 E Olin Avenue - SE to TE, Demolition Permit, and Conditional Use - Demolish two restaurants to construct eighteen-story mixed-use building with 16,000 sq. ft. of commercial space and 290 apartments on one lot
- 4000-4150 Packers Avenue & 4201 N Sherman Avenue - Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat of Raemisch Farm Development, creating 98 single-family lots, six lots for future multi-family development, two lots for future mixed-use/commercial development, two outlots for public stormwater management and wetland protection, one outlot for public parkland, and one outlot for private open space
- 10554 Mineral Point Road - Final Plat of Westwind, creating 70 single-family lots, four outlots dedicated to the public for stormwater management, and one outlot for future development
- 2001 Atwood Avenue - Conditional Use for accessory outdoor cooking operation for existing tasting room

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.