



# 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, July 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: 924 7587 2614

**\*\*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****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 21, 2021 REGULAR MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=814686&GUID=47572C58-6EBE-4A30-BE95-400EA9F673B2](https://madison.legistar.com/View.ashx?M=M&ID=814686&GUID=47572C58-6EBE-4A30-BE95-400EA9F673B2)

**SCHEDULE OF MEETINGS**

Regular Meetings: July 26 and August 9, 23, 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. [66213](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers 5992-11-00 - 4.05 Amendment No. 1 and 5992-11-00 - 4.06 Amendment No 1, Pleasant View Road - Mineral Point Road to USH 14 for the acquisitions per the Plat of Land Interests required. (9th AD)

## PUBLIC HEARINGS

### Zoning Text Amendments

3. [65918](#) Amending Section 28.071(2)(a) of the Madison General Ordinances to amend the Downtown Height Map.
4. [65932](#) Amending Section 28.084(3) of the Madison General Ordinances to set the rear yard setback in the Traditional Employment (TE) District for corner lots where abutting property is nonresidential.

### Zoning Map Amendment & Related Requests

Note: Item 5 should be referred to September 20, 2021 at the request of the applicant and pending a recommendation by the Urban Design Commission

5. [60917](#) Creating Section 28.022 - 00452 of the Madison General Ordinances to amend a Planned Development District at property located at 115 West Doty Street, 4th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00453 to amend a Planned Development District to approve a Specific Implementation Plan.

Note: Items 6 - 8 are related and should be considered together

6. [65891](#) Creating Section 28.022 - 00506 of the Madison General Ordinances to change the zoning of property located at 575 Zor Shrine Place, 9th Aldermanic District, from SE (Suburban Employment) District to TR-U2(Traditional Residential-Urban 2) District.
7. [65483](#) 575 Zor Shrine Place; 9th Ald. Dist.: Consideration of a demolition permit to demolish a lodge; consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than eight (8) dwelling units; consideration of a conditional use in the TR-U2 District for a residential building complex; and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of approximately 480 apartments in two buildings with outdoor recreation following demolition of a fraternal lodge.
8. [65657](#) Approving a Certified Survey Map of property owned by Saturday Zor Shrine, LLC located at 575 Zor Shrine Place; 9th Ald. Dist.

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

9. [65484](#) 702 Pflaum Road; 15th Ald. Dist.: Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for additions to an existing building that exceed 4,000 square feet in floor area; consideration of a conditional use in a CI District without a campus master plan for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building; and consideration of a conditional use pursuant to Section 28.139 of the Zoning Code for nonresidential development adjacent to a public park, all to allow construction of additions to La Follette High School and relocation of the visitor bleachers at Lussier Stadium.

Note: Items 10 - 12 are related and should be considered together

10. [65925](#) Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for the block bounded by E Washington Avenue, S Livingston Street, E Main Street, and S Paterson Street from "Employment" to "Employment/Residential."
11. [65485](#) 849 E Washington Avenue and 14 S Paterson Street; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a demolition permit to allow the partial demolition of a commercial building; consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building; consideration of a conditional use in the TE District for a building exceeding five stories and 68 feet in height; and consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, all to allow the construction of a fourteen-story mixed-use building containing approximately 10,000 square feet of commercial space and 225 apartments.

12. [65656](#) Approving a Certified Survey Map of property owned by Bakers Place, LLC located at 849 E Washington Avenue; 6th Ald. Dist.
13. [65486](#) 3802 Regent Street; 5th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for a school; and consideration of a conditional use pursuant to Section 28.139 of the Zoning Code for nonresidential development adjacent to a public park, to allow renovation of and construction of an addition to the former Hoyt School to enable its conversion into Capital High School.
14. [65647](#) 828 E Main Street; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a nightclub.
15. [65649](#) 6717 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a wholesale establishment to allow a wholesale beauty supply business in a multi-tenant commercial building.

## **BUSINESS BY MEMBERS**

### **SECRETARY'S REPORT**

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

- Hanson Road Neighborhood Development Plan amendment - Adopted on July 6, 2021 subject to Plan Commission recommendation
- 4205 Portage Road - Temp. A to TR-U1 for future multi-family development - Adopted on July 6, 2021 subject to Plan Commission recommendation
- 6201 Mineral Point Road and 502 Genomic Drive - MXC & PD to Amended PD(GDP-SIP) for Oakwood Village University Woods campus - Adopted on July 6, 2021 subject to Plan Commission recommendation

#### **- 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
- Zoning Text Amendment - Creating Section 28.134(6) to create the Williamson Street Maximum Building Heights.

- 609-621 Pine Street and 1505 Beld Street - CC-T to TR-C2 - Rezone four single-family residences to correct a map error
- 2001 Atwood Avenue - Conditional Use for accessory outdoor cooking operation for existing tasting room

#### **- Upcoming Matters – August 9, 2021**

- 30 Ash Street and 2300-2436 Regent Street - TR-C2 to CI, Demolition Permit, Conditional Use & CSM Referral - Renovate and construct additions to West High School, demolish and rezone 2436 Regent Street, and create one institutional lot
- 2222 E Washington Avenue - Conditional Use - Renovate and construct additions to East High School
- 2 S Carroll Street - Conditional Use - Convert bank into a tasting room
- 507 Davidson Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 521 Cottage Grove Road - Conditional Use for free-standing vending in the parking lot of a tavern
- 1729 Schlimgen Avenue - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 1620 Waunona Way - Conditional Use to reconstruct accessory building on lakefront parcel
- 1621 Capital Avenue - Conditional Use to construct accessory buildings exceeding 1,000 square feet of lot area
- 3570-3578 E Washington Avenue - Demolition Permit - Demolish two single-family residences and a two-family residence with no proposed use

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.