



# 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, September 20, 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: 913 4385 5838

**\*\*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 AUGUST 23, 2021 REGULAR MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=814689&GUID=06F8BF3E-5DC9-464C-AD40-7A8C6889D503](https://madison.legistar.com/View.ashx?M=M&ID=814689&GUID=06F8BF3E-5DC9-464C-AD40-7A8C6889D503)

**SCHEDULE OF MEETINGS**

Regular Meetings:  
- October 4, 18 and November 8, 22, 2021

Special Meeting:  
- Plan Commission Work Session: September 30, 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. [66787](#) Authorizing the acceptance of ownership from Summit Woods Neighborhood Association of an informational kiosk, two benches, perennial flower garden and decorative landscaping located in Mohican Pass Triangle Park at 1001 Mohican Pass. (10th A.D.)
3. [67056](#) Authorizing the acceptance of ownership from the Ridgewood Neighborhood Association of a "Little Free Library" located in Glacier Hill Park at 1018 Glacier Hill Drive. (17th AD)
4. [67093](#) Authorizing the City's acceptance of ownership from the Walnut Grove Homes Association of the existing Walnut Grove neighborhood sign and decorative landscape garden located within Walnut Grove Park near the N. Westfield Road and Southwick Circle intersection. (9th AD)
5. [67108](#) Partial discontinuing and vacating of public street right-of-way of Appleton Road between South Street and Fish Hatchery Road, located in the NE ¼ of the SW ¼ of Section 26, Township 7 North, Range 9 East, in the City of Madison. (13th AD)

6. [67132](#) Authorizing the Planning Division and City Engineering Division to submit a request to the Capital Area Regional Planning Commission to amend the Environmental Corridor map to remove 4401, 4421 and 4429 Westport Road from the environmental corridor (18th Ald. Dist.)

## **PUBLIC HEARINGS**

### **Zoning Map Amendment & Related Requests**

Note: Items 7-9 should be referred to October 4, 2021 at the request of the applicant.

7. [67120](#) Creating Section 28.022-00515 of the Madison General Ordinances to rezone properties located at 341 State Street, 317-321 West Gorham Street and 322 West Johnson Street, 4th Aldermanic District, from UMX (Urban Mixed Use) and DC (Downtown Core) Districts to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00516 to approve a Specific Implementation Plan.
8. [66109](#) 341 State Street, 315-321 W Gorham Street, and 322 W Johnson Street, 4th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings as part of a proposed mixed-use redevelopment in the [proposed] Planned Development District.
9. [66600](#) Approving a Certified Survey Map on lands owned by Urban Land Interests, 322 W Johnson Street, LLP, and McCaughey Development Associates, LLP located at 341 State Street, 315, 317 and 321 W Gorham Street and 322 W Johnson Street; 4th Ald. Dist.

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

10. [66111](#) 517-521 Cottage Grove Road; 15th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for free-standing vending; and consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor eating area associated with a food and beverage establishment, to add an outdoor eating area in the parking lot of a tavern and to allow food carts on site.
11. [66550](#) 501 E Badger Road; 14th Ald. Dist.: Consideration of a demolition permit to allow a street-facing façade to be demolished; and consideration of a conditional use pursuant to Section 28.139 of the Zoning Code for nonresidential development adjacent to a public park, all in order to partially renovate the existing Badger Rock Middle School and construct an addition to house the Southside Elementary School.

12. [66595](#) 201 S Gammon Road; 19th 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 James Madison Memorial High School as well as site changes, including the conversion of the Mansfield Stadium field to a turf field, at 201 S Gammon Road.
13. [66557](#) 2410 Waunona Way; 14th Ald. Dist.: Consideration of a demolition permit to demolish single-family residence and consideration of a conditional use to construct a new single-family residence and accessory building on a lakefront parcel.
14. [67051](#) 6629 Mineral Point Road; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for general retail to allow a general retail tenant in multi-tenant commercial building.

#### **Zoning Text Amendments**

15. [67074](#) SUBSTITUTE - Repealing and recreating Section 28.185 to remove consideration of proposed future use for demolition applications and create limited administrative approval for some demolition categories.

#### **BUSINESS BY MEMBERS**

#### **SECRETARY'S REPORT**

##### **- Upcoming Matters - October 4, 2021**

- Greater East Towne Area Plan Update
- South Madison Plan/ Town of Madison Update
- 822 Miami Pass - Conditional Use - Construct an accessory building exceeding 1,000 square feet with an accessory dwelling unit
- 2513 Seiferth Road - Conditional Use - Allow restaurant-nightclub in existing building with outdoor eating area
- 3784-3796 Gala Way - Extraterritorial Certified Survey Map to re-divide three single-family lots in the Town of Cottage Grove to add additional lot depth from adjacent agricultural parcel
- 3802-3820 Gala Way - Extraterritorial Certified Survey Map to e-divide four single-family lots in the Town of Cottage Grove to add additional lot depth from adjacent agricultural parcel

**- Upcoming Matters - October 18, 2021**

- 3202 Dairy Drive - IL to MC to establish a campground
  - 2300 S Park Street - Demolition Permit - Demolish the north wing of Village on Park commercial center to create additional parking for the center
  - 4902 Eastpark Boulevard - Revised Preliminary Plat and Final Plat of American Center Eastpark Fourth Addition, creating two employment lots, an outlet for private open space, and an outlet for a private drive
  - 8033-8101 Excelsior Drive - Demolition Permit and Certified Survey Map Referral - Demolish office building to construct addition to adjacent office building, with CSM to create one lot
  - 2002 Winnebago Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial building to construct four-story mixed-use building with 1,050 sq. ft. of commercial space and 24 apartments, with CSM to create one lot
  - 466 Orchard Drive - Demolition Permit - Demolish single-family residence and construct new single-family residence
  - 1501 Monroe Street - Conditional Use - Convert hotel into mixed-use building with 3,000 sq. ft. of commercial space and 50 apartments
  - 6722 Odana Road - Conditional Use for animal boarding at a veterinary clinic
- 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.