



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, November 8, 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: 927 5502 6865

****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 OCTOBER 18, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814693&GUID=C9840239-2CA6-4834-8D09-40EFD4BBD5](https://madison.legistar.com/View.ashx?M=M&ID=814693&GUID=C9840239-2CA6-4834-8D09-40EFD4BBD5)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, November 22, and December 13, 2021

Special Meeting:
- Thursday, December 9, 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.

SPECIAL ITEM OF BUSINESS

Item 2 has been placed on this agenda for the purposes of presenting the proposed ordinance changes and allowing members to ask questions of staff.

The item is scheduled for public hearing at the November 22, 2021 Plan Commission meeting, at which time the Plan Commission may take public comment on the ordinance and make its recommendation to the Common Council.

2. [68079](#) Amending Tables 28C-1, 28D-2 and 28E-2 to change Accessory Dwelling Units ("ADU") from a conditional use to a permitted use on all districts; Amending Table 28 G-1 to allow ADUs in Agricultural District; Amending MGO 28.151 to change required standards for ADUs; Amending MGO 28.131 to change the maximum area per lot and maximum size of ADUs; Amending MGO 28.211 to clarify the definition of ADUs.

PUBLIC HEARINGS

Zoning Map Amendment & Related Requests

Note: Items 3-5 are related and should be referred to the November 22, 2021 meeting at the request of the applicant

3. [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.
4. [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.
5. [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

6. [67672](#) 555 W Mifflin Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish a one-story commercial building. A three-story, six-unit apartment building is proposed following demolition.

7. [67284](#) 804 Felland Road; 3rd Ald. Dist.: Consideration of a conditional use for a multi-family dwelling with 25-60 units in the Traditional Residential-Urban 1 (TR-U1) District; consideration of a conditional use-residential building complex in the TR-U1 District and the Suburban Residential-Varied 2 (SR-V2) District; and consideration of a conditional use in the SR-V2 District for accessory outdoor recreation and an accessory management office, all to construct 134 apartment units in three buildings on Lots 1 and 2 of the Jannah Village subdivision and 19 rowhouse buildings with 103 total units on Lots 3 and 4 of Jannah Village with accessory pool and clubhouse/ leasing office building.
8. [67285](#) 5802 Odana Road; 19th Ald. Dist.; Urban Design Dist. 3: Consideration of a demolition permit to demolish the street-facing facade of an auto sales facility to allow construction of an addition.
9. [67513](#) 6501 Watts Road; Urban Design Dist. 2; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a school, for the purposes of reconsidering the conditions of approval to allow a portion of an office building to be converted into a private school
10. [67540](#) 1109 Fourier Drive; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Employment Center (SEC) District for an outdoor eating area for a restaurant-tavern located in a hotel.
11. [67964](#) 30 Ash Street and 2300-2436 Regent Street; 5th Ald. Dist.: Consideration of alterations to approved conditional uses 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 and for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building; and consideration of alterations to approved conditional uses in the CI District for development greater than three (3) stories and 68 feet in height, all to allow consideration of revised plans for additions to and renovation of West High School and the addition of a new turf football field.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 3202 Dairy Drive - Rezone from IL to MC for a campground - Approved subject to Plan Commission recommendation at November 2, 2021 Council meeting
- 4902 Eastpark Boulevard - Revised Preliminary Plat and Final Plat of American Center Eastpark Fourth Addition - Approved subject to Plan Commission recommendation at November 2, 2021 Council meeting

- Upcoming Matters - November 22, 2021

- 22 N Second Street and 1954 E Washington Avenue - Demolition Permit and Conditional Use - Demolish office building to construct three-story, 24 apartment building in a residential building complex with three other residential buildings
- 3402 Monroe Street - PD to Amended PD(GDP-SIP) - Amend General Development Plan and Specific Implementation Plan to allow the existing bed & breakfast campus to be used as a community living arrangement, adult family home, and adult daycare
- 216-222 N Midvale Blvd. - SE to TR-U2, Demolition Permit, Conditional Use, and CSM Referral - Demolish two office buildings to construct five-story, 72 apartment building on one lot
- 3953-4051 Kipp Street - A, CN & IL to IL & CN and Preliminary Plat and Final Plat - Replat of Tradesmen Commerce Park, creating four industrial lots, one outlot for private stormwater mgmt., and one outlot for public stormwater mgmt.
- Zoning Text Amendment - Amend Table 28I-1 of Section 28.132 to add bicycle parking as allowed in front, side and rear yard setbacks
- 3340 Gregory Street - Demolition Permit - Demolish a single-family residence
- 222 W Gorham Street - Conditional Use - Allow a restaurant-nightclub in existing commercial building
- 2106 W Badger Road - Conditional Use - Construct a contractors shop with outdoor storage

- Upcoming Matters - December 13, 2021

- 5817 Halley Way - PD to Amended PD(GDP-SIP) to construct 99-unit apartment building
- 5818 Gemini Drive - PD to Amended PD(GDP-SIP) to construct 12-unit townhouse
- 1824 S Park Street - Conditional Use - Construct outdoor eating area for restaurant-tavern and grocery
- 1017 N Sherman Avenue - Rezone portion of property from IG to CC-T to allow addition to commercial building

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.