



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Agenda - Amended 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 22, 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: 964 0787 8885

****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 NOVEMBER 8, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814694&GUID=2B5D6C19-18F2-4927-9FFC-730177AB3075](https://madison.legistar.com/View.ashx?M=M&ID=814694&GUID=2B5D6C19-18F2-4927-9FFC-730177AB3075)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, December 13, 2021 and January 10, 24, 2022

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.

PUBLIC HEARINGS

Conditional Use Requests & Demolition Permits

Note: Items 2 and 3 are related and should be considered together

2. [68397](#) 22 N Second Street; 12th Ald. Dist.: Consideration of a demolition permit to demolish an office building.
3. [67514](#) 22 N Second Street and 1954 E Washington Avenue; 12th Ald. Dist.: Consideration of an alteration to a conditional use-residential building complex in the Traditional Residential-Urban 1 (TR-U1) District to allow construction of a three-story, 24-unit apartment building.

Note: Item 4 should be referred to a future meeting (no date specified) at the request of the applicant.

4. [66117](#) 3340 Gregory Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.
5. [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.
6. [67800](#) 222 W Gorham Street; 4th Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District to convert a restaurant-tavern into a restaurant-nightclub.
7. [67801](#) 2106 W Badger Road; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for outdoor storage to allow construction of a contractors shop with outdoor storage.

Zoning Map Amendments & Related Requests

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

8. [67825](#) Creating Section 28.022 - 00520, Section 28.022 - 00521, and 28.022 - 00522 of the Madison General Ordinances to change the zoning of properties located at 3953-4051 Kipp Street, 16th Aldermanic District, from A (Agricultural), IL (Industrial Limited) and CN (Conservancy) Districts to IL (Industrial Limited) and CN (Conservancy) Districts.
9. [67807](#) Approving the preliminary plat and final plat of the *Replat of Tradesmen Commerce Park* on property addressed as 3953-4051 Kipp Street; 16th Ald. Dist.

Note: Items 10-13 are related and should be considered together

10. [67846](#) Creating Section 28.022 - 00523 of the Madison General Ordinances to change the zoning of properties located at 216-222 N. Midvale Boulevard, 11th Aldermanic District, from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban 2) District.
11. [68351](#) 216 and 222 N Midvale Boulevard 11th Ald. Dist.: Consideration of a demolition permit to demolish two office buildings.
12. [67515](#) 216-222 N Midvale Boulevard; 11th Ald. Dist.: Consideration of a conditional use in the [proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units to allow construction of a five-story, 72-unit apartment building.
13. [67516](#) Approving a Certified Survey Map of property owned by Flad Development and Investment Corporation located at 216 and 222 N Midvale Boulevard; 11th Ald. Dist.
14. [67852](#) Creating Section 28.022 - 00518 of the Madison General Ordinances to amend a Planned Development District at property located at 3402 Monroe Street, 13th Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00519 to approve a Specific Implementation Plan.

Note: Items 15-17 are related and should be considered together

15. [67120](#) SUBSTITUTE - 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.
16. [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.
17. [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.

Zoning Text Amendments

18. [67873](#) SUBSTITUTE - Amending Table 28I-1 of Section 28.132 of the Madison General Ordinances to add bicycle parking as allowed in front, side and rear yard

setbacks, and uncovered decks allowed in permitted setback encroachments.

19. [68079](#) SUBSTITUTE - 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; Repealing MGO 29.26(1) allowing attached ADUs to be smaller than 500 square feet.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – December 13, 2021

- 2022 Meeting Format Discussion
- 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 - IG to CC-T - Rezone portion of property to allow addition to commercial building
- Zoning Text Amendment - Amend Table 28H-1 to correct an inconsistency between the Table and Section 28.151
- 425 Woodward Drive - Conditional Use - Construct accessory buildings on a lakefront parcel
- 1401 Beld Street - Demolition Permit - Demolish a single-family residence
- 825 W Badger Road - Demolition Permit - Demolish street-facing wall of Fire Station 6
- 1529 Gilson Street - Conditional Use for general retail (bike sales and service), free-standing vending, and outdoor display use for a tenant in an existing commercial building
- 1422 MacArthur Road - Conditional Use for animal daycare
- 2219 Monroe Street - Conditional Use to construct addition to Edgewood High School
- 2402 Darwin Road - Demolition Permit - Demolish a single-family residence

- Upcoming Matters – January 10, 2022

- 511 S Ingersoll Street - TR-C4 to PD(GDP-SIP) and Certified Survey Map Referral
Approve General Development Plan, Specific Implementation Plan and CSM to create two residential lots and one institutional lot in Third Lake Ridge Hist. Dist.
- 702 N Midvale Boulevard and 401 N Segoe Road - SE and PD to Amended PD(GDP) and Demolition Permit - Approve an amended and expanded General Development Plan for Hilldale Shopping Center to include additional commercial, hotel, and residential uses following demolition of bank/office building
- 6831 Odana Road - Conditional Use - Construct restaurant with vehicle access sales and service window in a planned multi-use site
- 504-524 W Johnson Street, 308-312 N Bassett Street, 505-527 Conklin Place - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish eight residential buildings to construct 12-story, 144-unit apartment building on one lot
- 602-1202 Boyer Street, 601-1103 Boyer Street, 8825 Nelson Crossing - Preliminary Plat

of University Research Park–Pioneer 1st Addition Replat, replatting Boyer Street and 14 lots for future employment into 9 lots for future employment and, creating 3 outlots for private open space and 2 outlots for stormwater management
- 9304-9332 Tawny Acorn Dr., 560-580 Redan Dr., et al - TR-C3 to TR-P, TR-P Amendment, Preliminary Plat, and Final Plat of Acacia Ridge Replat No. 2, replatting 100 single-family lots into 104 single-family lots and replatting two outlots for public alleys
- 1713 Monroe Street - Demolition Permit - Demolish a three-family dwelling

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.