



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, August 29, 2022

5:30 PM

****Virtual Meeting****

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: 851 9098 1102

****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 8, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900199&GUID=65F51162-D35F-46DB-8819-C0B23E936BB4](https://madison.legistar.com/View.ashx?M=M&ID=900199&GUID=65F51162-D35F-46DB-8819-C0B23E936BB4)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, September 19 and October 3, 24, 2022 at 5:30 p.m.

Special Meeting:
- Thursday, September 29, 2022 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. [72997](#) ~~BY TITLE ONLY~~ Establishing the Task Force on Farmland Preservation

SPECIAL ITEM OF BUSINESS

3. [73335](#) Confirming the format of Plan Commission meetings for the remainder of 2022 and beginning of 2023 and discussing changing the day of the week that the Plan Commission meets in regular session.
- Following the Common Council's direction, the Plan Commission approved continuing virtual meetings through May 2022 at its December 13, 2021 meeting (ID 68716). At its April 25, 2022 meeting, the Plan Commission approved continuing virtual meetings through September 2022 (ID 70668).
- Staff requests that the Plan Commission determine how it shall meet through the end of 2022 and beginning of 2023.
- Also, the Plan Commission has historically met on Monday evenings at 5:30. In light of recent interest by members of the Plan Commission, staff is exploring moving Plan Commission meetings to Tuesday evenings on the weeks that the Common Council is not scheduled to meet and boards, committees, and commissions are not otherwise prohibited from meeting by Madison General Ordinances or Council policy (City holidays, religious observances, elections, etc.).

PUBLIC HEARINGS**Zoning Map Amendments for Town of Madison Attachment**

The following ordinances, Items 4-14, will assign City of Madison zoning to the many parcels attaching to the City from the Town of Madison on October 30, 2022 at 11:59 p.m. The proposed zoning districts will take effect concurrent with the attachments, which were adopted by the Common Council at their July 12 and July 19, 2022 meetings.

4. [72642](#) Creating Section 28.022-00571 of the Madison General Ordinances to assign zoning to properties located east of Sherman Avenue, west of Fordem Avenue, and generally north of Sherman Terrace in the 12th Alder District, hereinafter referred to as "Area 1" of the Town of Madison final attachment, as TR-V2 (Traditional Residential-Varied 2) District and NMX (Neighborhood Mixed-Use) District.
5. [72643](#) Creating Section 28.022-00572 of the Madison General Ordinances to assign zoning to a Town of Madison property located at the northerly end of Kingsbury Court, west of Hampshire Place, and south of Schroeder Road in the 20th Alder District, as SR-C1 (Suburban Residential-Consistent 1) District.

6. [72644](#) Creating Section 28.022-00573 of the Madison General Ordinances to assign zoning to Town of Madison properties located at the southern end of Hampshire Place south of Schroeder Road in the 20th Alder District, as SR-C1 (Suburban Residential-Consistent 1) District.
7. [72646](#) Creating Section 28.022-00574 of the Madison General Ordinances to assign zoning to properties generally bounded by the West Beltline Highway, Landmark Place, University of Wisconsin-Madison Arboretum, and Nottingham Way in the 10th Alder District, hereinafter referred to as "Area 5" of the Town of Madison final attachment, as SR-C1 (Suburban Residential-Consistent 1) District, (SR-V2 (Suburban Residential-Varied 2) District, and SE (Suburban Employment) District.
8. [72648](#) Creating Section 28.022-00575 of the Madison General Ordinances to assign zoning to Town of Madison properties generally bounded by the West Beltline Highway, University of Wisconsin-Madison Arboretum, and the Cannonball Path in the 14th Alder District, as CC (Commercial Center) District.
9. [72650](#) Creating Section 28.022-00576 of the Madison General Ordinances to assign zoning to properties generally located west of Fish Hatchery Road and surrounded by the University of Wisconsin-Madison Arboretum and east of Fish Hatchery Road and west of S Park Street, including Town lands on Culmen Street, Burr Oak Lane, Dane Street, Ridgewood Way, and Cypress Lane, all in the 14th Alder District, hereinafter referred to as "Area 7W" and "Area 7E" of the Town of Madison final attachment, as SR-C1 (Suburban Residential-Consistent 1) District; TR-C2 (Traditional Residential-Consistent 2) District; TR-C4 (Traditional Residential-Consistent 4) District; TR-V2 (Traditional Residential-Varied 2) District; CC-T (Commercial Corridor-Transitional) District; PR (Parks and Recreation) District; CN (Conservancy) District; and TE (Traditional Employment) District.
10. [72651](#) Creating Section 28.022-00577 of the Madison General Ordinances to assign zoning to Town of Madison properties generally located on the west side of Fish Hatchery Road at the West Beltline Highway in the 14th Alder District, as CC (Commercial Center) District.
11. [72652](#) Creating Section 28.022-00578 of the Madison General Ordinances to assign zoning to properties generally located on the south side of W Badger Road along both sides of Fiedler Lane in the 14th Alder District, hereinafter referred to as "Area 9" of the Town of Madison final attachment, as SR-V1 (Suburban Residential-Varied 1) District and SR-V2 (Suburban Residential-Varied 2) District.
12. [72653](#) Creating Section 28.022-00579 of the Madison General Ordinances to assign zoning to Town of Madison properties generally bounded by Perry Street, the West Beltline Highway, US Highway 14, and Rolfsmeyer Drive in the 14th Alder District, as IL (Industrial-Limited) District.

13. [72654](#) Creating Section 28.022-00580 of the Madison General Ordinances to assign zoning to properties generally located east of S Park Street and the Chicago and Northwestern Transportation Company railroad right of way, south of E Olin Avenue and John Nolen Drive, along and west of Rimrock Road, and north of the West Beltline Highway, all in the 14th Alder District, hereinafter referred to as "Area 12N" and "Area 12S" of the Town of Madison final attachment, as TR-C1 (Traditional Residential-Consistent 1) District; TR-C4 (Traditional Residential-Consistent 4) District; TR-V2 (Traditional Residential-Varied 2) District; PD-MHP (Planned Development-Mobile Home Park) District; CC (Commercial Center) District; SE (Suburban Employment) District; and PR (Parks and Recreation) District.

14. [72655](#) Creating Section 28.022-00581 of the Madison General Ordinances to assign zoning to properties generally located east of Nob Hill Road and Badger Lane on both sides of Moorland Road in the 14th Alder District, hereinafter referred to as "Area 13" of the Town of Madison final attachment, as SR-C1 (Suburban Residential-Consistent 1) District; SR-C3 (Suburban Residential-Consistent 3) District; SR-V2 (Suburban Residential-Varied 2) District; and SE (Suburban Employment) District.

Unfinished Business from August 8, 2022 Meeting

Note: Items 15-18 were originally scheduled for the August 8, 2022 Plan Commission meeting. However, due to technical issues with the Legislative Information Center system, the August 8 meeting was adjourned before the public hearings for these items were opened. In order these items to be considered on this agenda, new public hearing notices have been provided per MGO Section 28.181.

15. [72210](#) 1801-1841 Northport Drive; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window, and consideration of a conditional use to allow construction of a new building in a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use, all to allow construction of a one-story coffee shop with vehicle access sales and service window

Note: Items 16-18 are related and should be considered together as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item

16. [72439](#) Creating Section 28-022-00568 of the Madison General Ordinances to rezone property located at 102 S Sprecher Road, 3rd Aldermanic District, from Temporary A (Agricultural District) District to TR-U1 (Traditional Residential-Urban 1) District.

17. [72211](#) 102 S Sprecher Road; 3rd Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 160-unit apartment building

18. [72215](#) Approving a Certified Survey Map of property owned by RWW 4605 Sprecher Road, LLC located at 102 S Sprecher Road; 3rd Ald. Dist.

Zoning Map Amendments & Related Requests

Note: Items 19 and 20 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item

19. [72876](#) Creating Section 28.022-00582 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to TR-C3 (Traditional Residential-Consistent 3); and creating Section 28.022-00583 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to TR-V2 (Traditional Residential-Varied 2); and creating Section 28.022-00584 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1); and creating Section 28.022-00585 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to CN (Conservancy); and creating Section 28.022-00586 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional).
20. [72365](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 18th Ald. Dist.

Note: Items 21 and 22 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item

21. [72877](#) Creating Section 28.022-00587 of the Madison General Ordinances to change the zoning of property located at 575 Zor Shrine Place, 9th Alder District, from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban 2) District.
22. [72364](#) 575 Zor Shrine Place; 9th 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 dwelling units; and consideration of an alteration to an approved conditional use in the TR-U2 District for a residential building complex, all to allow construction of a five-story, 105-unit apartment building in an expanded residential building complex.

Conditional Use Requests, Demolition Permits & Related Requests

23. [72213](#) 9501 Spirit Street; 9th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 2 (TR-V2) District for single-family attached dwellings with 5-8 units, and consideration of a conditional use in the TR-V2 District for a residential building complex to allow construction of 31 townhouses in eight buildings
24. [72214](#) 302 Chaska Drive; 9th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 2 (TR-V2) District for single-family attached dwellings with 5-8 units, and consideration of a conditional use in the TR-V2 District for a residential building complex, to allow construction of 20 townhouses in four buildings
25. [72782](#) 4730-4802 Femrite Drive and 2730 Daniels Street; 16th Ald. Dist.: Consideration of a conditional use for an increase of more than twenty (20) parking spaces that is also more than ten percent (10%) of the maximum parking requirement in order to construct a surface automobile parking lot with 36 stalls in the Industrial-Limited (IL) District.

Note: Items 26-28 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item

26. [72775](#) 4649 Verona Road; 10th Ald. Dist.: Consideration of a demolition permit to allow demolition of a commercial building.
27. [72776](#) 4649 Verona Road; 10th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor (CC) District for dwelling units in a mixed-use building to allow construction of a four-story mixed-use building with approximately 1,200 square feet of commercial/office space and 70 apartments.
28. [72773](#) Approving a Certified Survey Map of property owned by Lincoln Avenue Capital located at 4649 Verona Road; 10th Ald. Dist.

Note: Items 29-31 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item

29. [72803](#) 1303-1323 Williamson Street and 401-409 S Baldwin Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.: Consideration of a demolition permit to demolish three commercial buildings.
30. [72804](#) 1303-1323 Williamson Street and 401-409 S Baldwin Street; Third Lake Ridge Historic Dist. 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking to allow the construction of an approximately 11,000 square-foot addition to create a

two-story, approximately 29,100 square-foot commercial building.

31. [72772](#) Approving a Certified Survey Map of property owned by District Council of Madison, Inc. of the Society of St. Vincent De Paul located at 1305-1323 Williamson Street and 401-409 S. Baldwin Street; 6th Ald. Dist.

Zoning Text Amendments

Note: Item 32 should be referred to November 21, 2022 at the request of the ordinance sponsors

32. [71549](#) Repealing MGO Sec. 28.105 Neighborhood Conservation Overlay Districts
33. [72816](#) Amending portions of Chapter 28 of the Madison General Ordinances to change "Subchapter 28J" to "Section 28.151."

Land Divisions

34. [72075](#) 3393 Burke Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create one residential lot and one lot for a place of worship.
35. [72367](#) Approving a Certified Survey Map of property owned by 3706 Nakoma Road, LLC located at 3706 Nakoma Road; 10th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – September 19, 2022

- 1701 Wright Street - Demolition Permit and Conditional Use - Renovate and construct addition(s) to Madison College Administration building.
- 7035-7145 Littlemore Drive - CN to PR and Conditional Use - Rezone Door Creek Park to PR and construct park shelter
- 7440 Mineral Point Road - Demolition Permit and Conditional Use - Demolish commercial building to construct multi-tenant commercial building with two vehicle access sales and service windows
- 3841 E Washington Ave. & 3909-3913 Lien Road - Conditional Use - Convert 197-room hotel into multi-family dwelling with 190 apartments
- 2121-2157 Waterfall Way- Preliminary Plat and Final Plat - Village at Autumn Lake Replat No. 6, replatting 10 single-family lots into 12 single-family lots
- 931 E Main Street - Conditional Use for art/technical/trade school, restaurant-tavern, general retail, and reception hall uses in a tenant space in a multi-tenant commercial building
- 609 E Dayton Street and 616 E Mifflin Street- Demolition Permit and Conditional Use - Demolish more than 50% of the exterior walls of a commercial building to construct a three-story, 55-room hotel
- 2403 East Springs Drive - Demolition Permit - Demolish commercial building

- 7601 Portage Road - Demolition Permit - Demolish single-family residence
- Adjacent to 2550 Woods Rd - Extraterritorial Certified Survey Map to create two open space lots in the Town of Verona

- Upcoming Matters – October 3, 2022

- 121 E Wilson Street - UMX to DC, Demolition Permit and Conditional Use - Demolish office building and parking structure to construct a fourteen-story mixed-use building with approximately 19,500 sq. ft. of commercial space and 337 dwelling units with outdoor recreation
- 7101 US Highways 12 & 18 and 4502 Brandt Road/ CTH AB - PR to IG, Preliminary Plat and Certified Survey Map for Dane County Sustainability Campus, creating one lot for a future landfill and one lot for future industrial/landfill-related development
- 5602-5606 Schroeder Road - Demolition Permit and Conditional Use - Demolish two restaurants to construct a four-story, 84-unit apartment building in Urban Design Dist. 2
- 3206 E Washington Avenue - Demolition Permit and Conditional Use - Demolish car wash and construct a new car wash in Urban Design Dist. 5
- 4142 Monona Drive - Conditional Use for an adult family home in existing single-family residence
- 817 Big Stone Trail - Conditional Use - Construct single-family residence exceeding 10,000 square feet of floor area
- 1824 S Park Street 73360 - Conditional Use - Convert commercial building into restaurant-nightclub

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 69103, Registrants for 2022 Plan Commission Meetings.