



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, July 11, 2022

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: 874 9150 1323

****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 27, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900202&GUID=548D5F79-7937-4A3F-AF9B-842A1FB17A64](https://madison.legistar.com/View.ashx?M=M&ID=900202&GUID=548D5F79-7937-4A3F-AF9B-842A1FB17A64)

SCHEDULE OF MEETINGS**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.

Agenda continues on the next page >>

PUBLIC HEARINGS

Zoning Map Amendments & Related Requests

2. [55383](#) Creating Section 28.022 -- 00371 of the Madison General Ordinances to change the zoning of property located at 2005 N. Sherman Avenue, 12th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to NMX (Neighborhood Mixed-Use) District.

Note: Items 3-6 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.

3. [71655](#) 3401 E Washington Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish a bakery.
4. [72188](#) Creating Section 28.022-00567 of the Madison General Ordinances to change the zoning of property located at 3401 East Washington Avenue, 12th Aldermanic District, from IL (Industrial-Limited) District to CC-T (Commercial Corridor-Transitional) District.
5. [71657](#) 3401 E Washington Avenue; 12th Ald. Dist. Urban Design Dist. 5: Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) zoning district for multi-family dwellings with 37 or more units; consideration of conditional use in the CC-T District for outdoor recreation; consideration of a conditional use in the CC-T District to construct a mixed-use building with greater than 60 dwelling units; all to construct a two-story building with 12 townhouses, a five-story, mixed-use building with approximately 4,350 square feet of commercial space and 77 apartments and resident amenity spaces, a five-story, 110-unit apartment building with a community room and a shared rooftop plaza, and a three-story, 46-unit apartment building with a community room as part of a planned multi-use site.
6. [71884](#) Approving a Certified Survey Map of property owned by Wisconsin Housing Preservation Corporation located at 3401 E Washington Avenue; 12th Ald. Dist.

Conditional Use Requests, Demolition Permits & Planned Development Alterations

Note: Items 7-9 are related and should be referred to a future meeting (no date specified) pending a recommendation by the Urban Design Commission

7. [69791](#) 428, 434 and 444 State Street; 2nd Ald. Dist.: Consideration of a demolition permit to allow demolition of three mixed-use buildings.
8. [69792](#) 428-444 State Street; 2nd Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District for a new building; and consideration of a conditional use for nonresidential development immediately adjacent to the boundary of a City-owned public park, to allow construction of a six-story tall

mixed-use building containing up to 6,445 square feet of commercial space and 26 apartments adjacent to Lisa Link Peace Park.

9. [69800](#) Approving a Certified Survey Map of property owned by JD McCormick, LLC located at 428-444 State Street; 2nd Ald. Dist.
10. [71637](#) 222 W Gorham Street; 2nd Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District for an outdoor eating area to allow construction of a second floor outdoor eating area for a restaurant-nightclub.
11. [71648](#) 402 Rustic Drive; 3rd Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a community living arrangement with 9-15 residents.
12. [71881](#) 610 Junction Road; 9th Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to convert a portion of the second floor of an existing two-story mixed-use building into 17 apartments.
13. [71882](#) 7317 Cottage Grove Road; 16th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – July 25, 2022

- Authorizing the Planning Division's shift to a Planning Framework with 13 higher level Area Plans
- Incorporating Health & Safety Goals, Strategies, and Actions into the City's Performance Excellence Framework
- 802-826 Regent Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two commercial buildings, one church, and two residences to construct a ten-story mixed-use building with approximately 3,000 sq. ft. of commercial space and 178 apartments on one lot
- 402 W Wilson Street - PD to Amended PD(GDP-SIP) and Demolition Permit - Partial demolition of office building, and renovation of remaining building and construction of an addition to create a four-story, 54-unit apartment building
- 437 S Yellowstone Drive - Conditional Use for a retail tenant in a multi-tenant commercial building
- 2253 Keyes Avenue - Demolition Permit - Demolish single-family residence
- 4035 Owl Creek Drive - Demolition Permit - Demolish street-facing wall of office/ industrial building to construct an addition

- Upcoming Matters – August 8, 2022

- (Tentative) - Zoning of Town of Madison properties attaching to the City of Madison on October 30, 2022
- 1801 Northport Drive - Conditional Use - Construct one-story restaurant with vehicle access sales and service window

- 102 S Sprecher Road - Temp. A to TR-U1, Conditional Use, and Certified Survey Map Referral - Construct four-story, 160-unit apartment building on one lot, with one outlot
- 5158 Spring Court - Conditional Use - Construct accessory building on lakefront parcel
- 9501 Spirit Street - Conditional Use - Construct residential building complex with 31 townhouses in eight buildings
- 302 Chaska Drive - Conditional Use - Construct residential building complex with 20 townhouses in four buildings
- 3393 Burke Road - Extraterritorial Certified Survey Map - Create one residential lot and one institutional lot in the Town of Burke
- 25 S Livingston Street - Conditional Use for an outdoor eating area for concert hall
- 4100 Nakoma Road - Conditional Use for a private school tenant in place of worship

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.