



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, June 27, 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: 875 5488 3968.

****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 13, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900203&GUID=D9EC4351-3D47-47A6-9217-BF2729BF8143](https://madison.legistar.com/View.ashx?M=M&ID=900203&GUID=D9EC4351-3D47-47A6-9217-BF2729BF8143)

SCHEDULE OF MEETINGS

Regular Meetings: Monday, July 11, 25 and August 8, 29, 2022

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 ITEMS OF BUSINESS

- Plan Commission Appointment to the Transportation Policy and Planning Board

2. [58948](#) Planning Division update on the Reiner Neighborhood Development Plan

PUBLIC HEARINGS

Tax Incremental Financing Districts

3. [72106](#) Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison.
4. [72107](#) Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #50 (State and Lake), City of Madison.

Conditional Use Requests, Demolition Permits & Related Requests

Note: Items 5-7 are related and should be referred to July 25, 2022 at the request of the applicant and pending a recommendation by the Urban Design Commission

5. [71244](#) 802, 816, 818, 820, and 826 Regent Street; 8th Ald. Dist.: Consideration of a demolition permit to demolish a place of worship, two residences, and two commercial buildings.
6. [71245](#) 802-826 Regent Street; 8th Ald. Dist: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet and more than four stories; consideration of a conditional use in the UMX District for a multi-family dwelling with greater than eight units; and consideration of a conditional use in the UMX District for outdoor recreation, all to allow construction of a ten-story mixed-use building with approximately 3,000 square feet of commercial space and 178 apartments.
7. [71249](#) Approving a Certified Survey Map of property owned by CRG Acquisition, LLC located at 802-826 Regent Street; 8th Ald. Dist.

Note: Items 8 and 9 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.

8. [71246](#) 2101-2115 East Springs Drive; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a multi-family dwelling with greater than 36 dwelling units; consideration of a conditional use in the CC District for a residential building complex; and consideration of a conditional use in the CC District for outdoor recreation, all to allow construction of approximately 463 apartments in four buildings with outdoor recreation.
9. [71665](#) Approving a Certified Survey Map of property owned by Madison East Land, LLC located at 2101-2115 East Springs Drive; 17th Ald. Dist.

10. [71247](#) 4301 East Towne Boulevard; 17th Ald. Dist.: Consideration of an alteration to an approved conditional use in the Commercial Center (CC) District for a restaurant vehicle access sales and service window, and consideration of an alteration to a conditional use planned multi-use site, all to allow the addition of a second service lane.

Note: Item 11 should be referred to a future meeting (no date specified) at the request of the applicant

11. [71634](#) 917 Deming Way; 9th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing wall of an office /industrial building to allow construction of an addition.
12. [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.
13. [71633](#) 131 W Wilson Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish a twelve-story commercial/ office building.

Subdivision

14. [71941](#) Re-approving the revised preliminary plat and final plat of *The American Center Eastpark Fourth Addition* on property addressed as 4846-4902 Eastpark Boulevard; 17th Ald. Dist., and granting a waiver or variance to one or more design requirements in Section 16.23(8) of the Subdivision Regulations, as allowed by Section 16.23(10).

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 702 Ruskin Street - IL to CC-T - Placed on file without prejudice on June 21, 2022
- Amend Official Map to map reservation for Ruskin Street/Huxley Street and Roth Street to Packers Avenue connections - Adopted subject to Plan Commission recommendation (Substitute - Alternate Street Alignment) on June 21, 2022
- 2007 Roth St., 1810 & 1834 Commercial Ave., et al - IL and IG to CN, RMX and TR-U2 - Adopted subject to Plan Commission recommendation (Second Substitute) on June 21, 2022
- 222-230 Merry Street - TR-U2 to TR-U1 - Placed on file without prejudice subject to Plan Commission recommendation on June 21, 2022
- 222-232 E Olin Avenue - SE to TE and CSM Referral for mixed-use redevelopment - Adopted subject to Plan Commission recommendation on June 21, 2022
- 3900-3920 Monona Drive & 109 Cottage Grove Road - NMX to TSS and CSM Referral for mixed-use redevelopment - Adopted subject to Plan Commission recommendation on June 21, 2022

- Upcoming Matters – July 11, 2022

- 428-444 State Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish three buildings to construct six-story tall mixed-use building adjacent to Lisa Link Peace Park with up to 6,445 square feet of commercial space and 26 apartments on one lot
- 222 W Gorham Street - Conditional Use - Construct outdoor eating area for a restaurant-nightclub
- 2005 N Sherman Avenue - TR-C4 to NMX to allow a tavern as permitted use
- 3401 E Washington Avenue - IL to CC-T, Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish bakery to construct a two-story building with 12 townhouses, a five-story, mixed-use building with approximately 4,350 sq. ft. 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
- 610 Junction Road - Alteration to PD(SIP) to renovate the second floor of a two-story mixed-use building to create 17 apartments
- 7317 Cottage Grove Road - Demolition Permit - Demolish single-family residence

- 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
- 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 - Allow retail tenant in 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

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.