



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 13, 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: 878 3082 8895

****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 MAY 23 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900204&GUID=134913D2-D95D-4566-A7F8-58153CAC3C14](https://madison.legistar.com/View.ashx?M=M&ID=900204&GUID=134913D2-D95D-4566-A7F8-58153CAC3C14)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, June 27 and July 11, 25, 2022

Special Working Session/Meeting:
- Thursday, June 23, 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.

ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission pursuant to Section 62.23 of Wisconsin Statutes and Section 16.01 of Madison General Ordinances, which generally require that:

- The Common Council shall refer any question concerning the location and architectural design of any public building; the location of any statue or other memorial; the location, extension, widening, enlargement, ornamentation, and parking of any street, parkway, boulevard, park, playground, or other memorial or public grounds within the City to the Plan Commission for its consideration and report before final action is taken thereon by the Council.
- The Common Council shall refer any question concerning the location of any public building and the location, extension or widening of any street, park or other public grounds within the City to the Plan Commission for its consideration and report regarding consistency with the City's comprehensive plan before final action is taken.
- The City, acting through the Plan Commission or otherwise, may acquire by gift, purchase or condemnation any lands within or without its corporate limits for establishing, laying out, widening, enlarging, extending and maintaining memorial grounds, streets, squares, parkways, boulevards, parks, playgrounds, sites for public buildings, and reservations in and about and along and leading to any or all of the same and after the establishment, layout and completion of such improvements, may convey any such real estate thus acquired and not necessary for such improvements, with reservations concerning the future use and occupation of such real estate, so as to protect such public works and improvements and their environs, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare.

2. [71618](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Guy J. and Laura S. Dreger for approximately 13 acres of land located at 10202 Mid Town Road. (1st AD)

NEW BUSINESS

3. [71581](#) Accepting Gender-Inclusive language in adopted City Plans

PUBLIC HEARINGS

Oscar Mayer Special Area Plan-Related Items

4. [69519](#) SUBSTITUTE - Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison consistent with recommendations in the adopted *Oscar Mayer Special Area Plan*.
5. [69517](#) SECOND SUBSTITUTE. Creating Section 28.022-00546 of the Madison General Ordinances to change the zoning of property located at 2007 Roth Street, 12th Aldermanic District, from IG (Industrial-General) District to CN (Conservancy) District; and creating Section 28.002-00547 of the Madison

General Ordinances to change the zoning of the property located at 2007 Roth Street, 12th Aldermanic District, from IG (Industrial-General) District to TR-U2 (Traditional Residential-Urban 2) District; and creating Section 28.022-00548 of the Madison General Ordinances to change the zoning of the property located at 701-705 Ruskin Street, 2007 Roth Street, and 1810 and 1834 Commercial Avenue, 12th Aldermanic District from IL (Industrial-Limited) District to RMX (Regional Mixed-Use) District.

Zoning Map Amendments & Related Requests

6. [71221](#) Creating Section 28.022-00564 of the Madison General Ordinances to rezone property located at 222 and 230 Merry Street, 6th Aldermanic District from TR-U2 (Traditional Residential - Urban 2) District to TR-U1 (Traditional Residential - Urban 1) District.

Note: Items 7 - 10 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.

7. [70930](#) 222-232 E Olin Avenue; 14th Ald. Dist.: Consideration of a demolition permit to demolish a restaurant-tavern.
8. [71222](#) Creating Section 28-022-00565 of the Madison General Ordinances to rezone property located at 222-232 E. Olin Avenue, 14th Aldermanic District, from SE (Suburban Employment) District to TE (Traditional Employment) District.
9. [70933](#) 222-232 E Olin Avenue; Urban Design Dist. 1; 14th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Employment (TE) District for dwelling units in a mixed-use building, and; consideration of a conditional use in the TE District for a building exceeding five stories and 68 feet in height; all to allow the construction of a twelve-story mixed-use building containing approximately 13,500 square feet of commercial space and 192 apartments.
10. [70781](#) Approving a Certified Survey Map of property owned by McGrath Property Group, LLC located at 222-232 E Olin Avenue; 14th Ald. Dist.

Note: Items 11 - 14 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.

11. [70942](#) 3900-3920 Monona Drive and 109 Cottage Grove Road; 15th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings.
12. [71223](#) Creating Section 28-022-00566 of the Madison General Ordinances to rezone property located at 3900-3920 Monona Drive and 109 Cottage Grove Road, 15th Aldermanic District, from NMX (Neighborhood Mixed-Use) District to TSS (Traditional Shopping Street) District.

13. [70943](#) 3900-3920 Monona Drive and 109 Cottage Grove Road; 15th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District to construct a mixed-use building with greater than 48 dwelling units; consideration of a conditional use in the TSS District for vehicle access sales and service windows; and consideration of a conditional use in the TSS District for a building exceeding three (3) stories and 40 feet, all to construct a five-story mixed-use building with approximately 69 apartments and 6,500 square feet of commercial space with two vehicular access sales and service windows.
14. [70957](#) Approving a Certified Survey Map of property owned by Krupp-Grove Family, LP and 3900 Monona Drive, LLC located at 3900-3920 Monona Drive and 109 Cottage Grove Road; 15th Ald. Dist.

Conditional Use Requests

15. [71241](#) 705 Woodward Drive; 18th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel
16. [71243](#) 6067 Gemini Drive and 5909 Sharpsburg Drive; 3rd Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to amend the zoning text for a two-building mixed-use development to add conditional uses in the Commercial Corridor-Transitional (CC-T) zoning district as allowable uses in the development; consideration of a conditional use for a restaurant-nightclub ; and consideration of a conditional use for an outdoor eating area for a restaurant-nightclub, all to allow an existing coffee shop to have an entertainment license and outdoor eating area.

Zoning Text Amendments

Note: Item 17 should be referred to a future meeting at request of sponsors

17. [71549](#) Repealing MGO Sec. 28.105 Neighborhood Conservation Overlay Districts.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 519-547 W Washington Avenue - One-lot Certified Survey Map related to a six-story, 140-unit apartment building on one lot - Adopted on June 7, 2022 subject to Plan Commission recommendation
- Zoning Text Amendment to amend Table 28C-1 to create a column 'Multi-Family Dwelling (37-60) Units', and amend the tables in Section 28.051 - Adopted on June 7, 2022 subject to Plan Commission recommendation

- Zoning Text Amendment to repeal Sec. 28.182(5)(c) regarding protest Petitions and amend Sec. 28.182(5)(b) to require a two-thirds favorable vote by the Common Council to pass zoning map amendments - Adopted on June 7, 2022 subject to Plan Commission recommendation

- Upcoming Matters – June 27, 2022

- Authorizing the Planning Division's shift to a Planning Framework with 13 higher level Area Plans
- 802-826 Regent Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two commercial buildings, one church, and two residences to construct ten-story mixed-use building with approximately 3,000 sq. ft. of commercial space and 178 apartments on one lot
- 2101-2115 East Springs Drive - Conditional Use and Certified Survey Map Referral - Construct residential building complex with 463 apartments in four buildings
- 4301 East Towne Boulevard - Conditional Use Alteration - Construct second lane for restaurant vehicle access sales and service window
- 131 W Wilson Street - Demolition Permit - Demolish 12-story commercial/ office building
- 917 Deming Way - Demolition Permit - Demolish street-facing wall of office/ industrial building to construct an addition
- 402 Rustic Drive - Conditional Use Alteration to increase population of existing community living arrangement

- Upcoming Matters – July 11, 2022

- Incorporating Health & Safety Goals, Strategies, and Actions into the City's Performance Excellence Framework
- 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

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.