



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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](http://www.madisoncitychannel.tv).*

---

Monday, April 25, 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](mailto: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: 893 3472 8782

**\*\*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 ntauv, cov ntaub ntauv 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 MARCH 24, 2022 SPECIAL MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=952180&GUID=DFD92C8E-435D-4D3D-AC01-304238D06EC3](https://madison.legistar.com/View.ashx?M=M&ID=952180&GUID=DFD92C8E-435D-4D3D-AC01-304238D06EC3)

**MINUTES OF THE APRIL 11, 2022 REGULAR MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=954546&GUID=2BCCF043-4DF3-4909-B076-11AAACB1E3B3](https://madison.legistar.com/View.ashx?M=M&ID=954546&GUID=2BCCF043-4DF3-4909-B076-11AAACB1E3B3)

**SCHEDULE OF MEETINGS**

Regular Meetings:  
- Monday, May 9, 23 and June 13, 27, 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. [70899](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of stormwater management facilities required for flood mitigation and restoration within the Mendota-Grassman Greenway. (19th AD)

## NEW BUSINESS

3. [70632](#) Accepting the report titled "Comprehensive Plan - 2022 Progress Update"
4. [70654](#) Amending the Yahara Hills Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to provide updated recommendations for the area located on the eastern portion of the Yahara Hills Golf Course.

## PUBLIC HEARINGS

### Tax Incremental Districts

5. [70878](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 36 (Capitol Gateway), City of Madison.

6. [70880](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 39 (Stoughton Road), City of Madison.
7. [70881](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 42 (Wingra), City of Madison.

### Zoning Text Amendments

8. [70590](#) Amending Section 28.022(3)(c) of the Madison General Ordinances to Update City Floodplain Maps.
9. [70646](#) Amending MGO 28.151 Supplemental Regulations for “Nightclub,” “Restaurant-Nightclub” and “Restaurant-Tavern” are amended; MGO 28.211 Definitions for “Nightclub,” “Restaurant-Nightclub,” “Restaurant-Tavern,” and “Tavern” are amended to allow food in taverns and nightclubs; amending Table 28D-2 in MGO 28.061 to change “Brewpub,” “Catering,” “Incidental Alcohol Sales,” “Restaurant-Tavern,” and “Tavern” from conditional to permitted uses in NMX district.

### Zoning Map Amendments & Related Requests

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

10. [69937](#) Amending the Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan to add a land use recommendation for northern half of the block bounded by Linden Avenue, Atwood Avenue, Division Street, and Dunning Street, for future redevelopment to be “Medium Residential”, as shown on the plan amendment and map
11. [70655](#) Creating Section 28.022-00560 of the Madison General Ordinances to rezone property located at 2165 Linden Avenue, 15th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00561 to approve a Specific Implementation Plan.
12. [69790](#) 2165 Linden Avenue; 15th Ald. Dist.: Consideration of a demolition permit to allow demolition of a place of worship.
13. [69799](#) Approving a Certified Survey Map of property owned by Threshold Development, LLC located at 2165 Linden Avenue; 15th Ald. Dist.
14. [70657](#) Creating Section 28.022-00562 of the Madison General Ordinances to rezone property located at 119 E. Olin Avenue, 19th Aldermanic District, from CN (Conservancy) District to PR (Parks and Recreation) District

**Conditional Use Requests & Demolition Permits**

15. [69785](#) 3734 Speedway Road; 5th Ald. Dist.: Consideration of a demolition permit to allow demolition of a one-story commercial building.
16. [70346](#) 929 E Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a building exceeding five stories and 68 feet in height; consideration of a conditional use in the TE District for dwelling units in a mixed-use building, and; consideration of a major alteration to a conditional use per Section 28.137(2)(e) of the Zoning Code for a planned multi-use site containing a hotel, all to allow construction of a 14-story mixed-use building with approximately 96,800 square feet of commercial space and 105 apartments.
17. [70538](#) 4914 Pflaum Road; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a service business (hair salon).

Note: Items 18 and 19 are related and should be considered together

18. [70537](#) 5109 Barton Road; 10th Ald. Dist.: Consideration of a demolition permit to demolish an existing poolhouse.
19. [71081](#) 5109 Barton Road; 10th Ald. Dist.: Consideration of a major alteration to an approved conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for outdoor recreation to allow construction of new pools and poolhouse for Ridgewood Pool.

**SPECIAL ITEM OF BUSINESS**

20. [70668](#) Confirming the format of Plan Commission meetings from June through December 2022.

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- Recent Common Council Actions:**

- Town of Cottage Grove Intergovernmental Agreement - Adopted on April 19, 2022 subject to Plan Commission recommendation
- 1401 Packers Avenue - Official Map Amendment to map reservation for Pankratz Street/Skopko Drive connection - Adopted on April 19, 2022 subject to Plan Commission recommendation
- 1705-1713 S High Point Road - Rezoning to SR-V2 and Certified Survey Map for private school - Adopted on April 19, 2022 subject to Plan Commission recommendation

**- Upcoming Matters – May 9, 2022**

- 3262 High Point Road - Attach single-family residence from Town of Middleton and assign permanent SR-C1 zoning
- 519-547 W Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish nine multi-family residences to construct a six-story, 140-unit apartment building on one lot
- 710 John Nolen Drive - Conditional Use - Convert office building into restaurant-tavern in Urban Design Dist. 1
- 114 N Blount Street - Demolition Permit - Demolish a single-family residence
- 1701 Moorland Road - Conditional Use - Convert a restaurant-tavern to a restaurant-nightclub

**- Upcoming Matters – May 23, 2022**

- Election of Chair and Vice-Chair, and appointments to the Transportation Planning and Policy Board and Joint Campus Area Committee
  - 1802 Pankratz Street - Conditional Use - Expand private school in Urban Design Dist. 4
  - 3706 S Dutch Mill Road - Demolition Permit - Approval of a previously demolished industrial building
  - 616 E Mifflin Street and 609 E Dayton Street - Demolition Permit, Conditional Use, and CSM Referral - Demolish two commercial buildings to construct a three-story 55-room hotel with restaurant-tavern on one lot, with existing two-story residence to remain
  - 2303 W Beltline Highway - Demolition Permit - Demolish auto sales building
  - 2310 Crossroads Drive - Conditional Use for a university tenant in existing commercial building
  - 2425 S Stoughton Road - Conditional Use for an auto repair tenant in existing commercial building
  - 5158 Spring Court - Conditional Use - Construct accessory building on lakefront parcel
- 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.