



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, March 21, 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: 919 3281 5782

****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 MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900209&GUID=FC9F5550-B895-4829-A643-92E5C4326123](https://madison.legistar.com/View.ashx?M=M&ID=900209&GUID=FC9F5550-B895-4829-A643-92E5C4326123)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays April 11, 25 and May 9, 23, 2022 at 5:30 p.m.

Special Meeting/Working Session:
- Thursday, March 24, 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

Note: Item 2 should be referred to April 11, 2022 at the request of the Parks Division.

2. [70109](#) Authorizing the execution of a Lease with Cellco Partnership d/b/a Verizon Wireless, for premises at McPike Park located at 1130 E. Wilson Street. (6th AD)

PUBLIC HEARINGS

Zoning Text Amendment

3. [70198](#) Amending Sections 28.071 and 28.151 to allow for residential uses on the ground floor of buildings within the lesser of forty percent (40%) or forty (40) feet in Mixed-Use and Multi-Family buildings on specified downtown streets.

Official Map Amendment

Note: Item 4 should be referred to April 11, 2022 pending a recommendation by the Board of Public Works

4. [69518](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison to connect Shopko Drive and Pankratz Street consistent with recommendations in the adopted *Oscar Mayer Special Area Plan*.

Zoning Map Amendment & Related Requests

Note: Items 5 and 6 are related and should be considered together

5. [69965](#) Creating Section 28.022 - 00557 of the Madison General Ordinances to amend a Planned Development (PD) District at properties located at 700-740 Regent Street, 4th Aldermanic District, amending the PD(GDP) Planned Development (General Development Plan), and creating Section 28.022 - 00558 to approve a Specific Implementation Plan.
6. [69572](#) Approving a Certified Survey Map of property owned by 700 Regent Street Associates and Park Street, LLC and 740 Regent Street Associates/Alexander Company, Inc. at 700-740 Regent Street; 4th Ald. Dist.

Conditional Use Requests & Demolition Permits

7. [68200](#) 6831 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window; and consideration of a conditional use in the CC District for a major alteration to 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 to allow construction of a one-story restaurant with vehicle access sales and service window.

8. [68694](#) 1325-1337 Greenway Cross; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a restaurant-nightclub tenant in a multi-tenant commercial building.
9. [69566](#) 557 North Street; 12th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a brewpub; consideration of a conditional use in the NMX District for an outdoor eating area; consideration of a conditional use in the NMX District for free-standing vending located within 200 feet from the property line of a lot with a residential use; and consideration of a conditional use in the NMX District for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, all to allow an existing commercial building to be converted into a multiple food and beverage establishments, related goods sales, outdoor eating area and a food cart.

Note: Item 10 has been withdrawn by the applicant and should be placed on file without prejudice

10. [69783](#) 3302 Dairy Drive; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for general retail to allow a retail tenant in a multi-tenant industrial building.

Note: Item 11 should be referred to April 25, 2022 pending notification to the interested parties listserv for the proposed demolition and a recommendation by the Landmarks Commission on demolition of the existing building. However, the applicant would like to proceed with Item 12, the public hearing for the conditional uses needed for the new mixed-use building.

11. [69785](#) 3734 Speedway Road; 5th Ald. Dist.: Consideration of a demolition permit to allow demolition of a one-story commercial building.
12. [69786](#) 3734 Speedway Road; 5th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a mixed-use building with more than 24 dwellings; and consideration of a conditional use in the NMX District for a building taller than three stories or 40 feet in height.
13. [69789](#) 5501 Endeavor Lane; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a building exceeding 68 feet in height, to allow construction of a five-story office/ laboratory building.

Land Division

14. [69788](#) 3313-3315 Nelson Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to re-divide two residential lots.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - April 11, 2022

- Comprehensive Plan Progress Update
- Town of Cottage Grove Intergovernmental Agreement
- 1705-1713 S High Point Road - Temp. A to SR-V2, Conditional Use, and Certified Survey Map Referral - Construct private school on one lot
- 734 E Washington Avenue - Demolition Permit - Demolish commercial building
- 224 Ohio Avenue - Conditional Use - Convert restaurant-tavern into restaurant-nightclub
- 1313 Fish Hatchery Road - Demolition Permit - Demolish health clinic
- 3779 Gala Way - Extraterritorial Certified Survey Map - Reconfigure three lots in the Town of Cottage Grove

- Upcoming Matters - April 25, 2022

- Yahara Hills Neighborhood Development Plan Amendment
- Amending the Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan
- 2165 Linden Avenue - TR-V1 to PD(GDP-SIP), Demolition Permit and CSM Referral - Demolish place of worship to construct, three-story, 32-unit apartment building on one lot
- 929 E Washington Avenue - Conditional Use Alteration - Construct 14-story mixed-use building with approximately 95,800 square feet of commercial space and 105 apartments in Urban Design Dist. 8
- 5109 Barton Road - Demolition Permit and Conditional Use - Demolish and replace pool and pool house
- 4914 Pflaum Road - Conditional Use for a service business (salon) in existing multi-tenant commercial building

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.