



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, February 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: 932 6815 4371

****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**COMMUNICATIONS, DISCLOSURES AND RECUSALS**

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

PUBLIC COMMENT

1. [60306](#) Plan Commission Public Comment Period

MINUTES OF THE FEBRUARY 7, 2022 MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900211&GUID=D59AA311-08CE-4BBC-9057-81DEF52EA834](https://madison.legistar.com/View.ashx?M=M&ID=900211&GUID=D59AA311-08CE-4BBC-9057-81DEF52EA834)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, March 7, 21 and April 11, 25, 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.

SPECIAL ITEMS OF BUSINESS

2. [69352](#) Staff update on "Housing Forward" initiatives
3. [69743](#) 2021 Planning Division Annual Report

PUBLIC HEARINGS**Zoning Map Amendment**

Note: Item 4 should be referred to a future meeting (no date specified) at the request of the applicant.

4. [68639](#) Creating Section 28.022-00524 of the Madison General Ordinances to change the zoning of property located at 1017 N. Sherman Avenue, 12th Aldermanic District, from IG (Industrial - General) District to CC-T (Commercial Corridor - Transitional) District.

Conditional Use Requests, Demolition Permits & Related Requests

5. [69314](#) 2206-2208 University Avenue; 5th Ald. Dist.: Conditional Use(s) the TSS (Traditional Shopping Street) District for a mixed-use building with less than 50% non-residential ground floor facing the primary street; consideration of a conditional use in the TSS District for a mixed-use building with greater than 48 dwelling units; consideration of a conditional use in the TSS District for a building taller than three stories and 40 feet; and consideration of a conditional use for a reduction of more than 20 spaces and 25% or more of the required automobile parking, all to allow construction of a six-story mixed-use building with approximately 800 square feet of commercial space and 79 apartments.
6. [69315](#) 3005 University Avenue; 5th Ald. Dist.: Consideration of a demolition permit to demolish a restaurant-tavern.

Note: Items 7 and 8 are related and should be considered together

7. [69317](#) Approving a Certified Survey Map of property owned by the City of Madison located at 5426 Fen Oak Drive; 16th Ald. Dist.
8. [69318](#) 5426 Fen Oak Drive; 16th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for warehousing and storage to allow construction of an office/ warehouse/ distribution facility for the South Central Library System

Land Division

9. [69316](#) Adjacent to 2862 Siggelkow Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create one residential lot and one lot for farmland preservation.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- Upcoming Matters – March 7, 2022**

- 2902 Dryden Drive - Demolition Permit and Conditional Use - Demolish former bank to construct a four-story, 45-unit apartment building in a planned multi-use site
- Zoning Text Amendment - Amend Ch. 28 to create an outdoor eating area, temporary, associated with a food and beverage establishment as a use category in Ch. 28, amending Tables 28D-2, 28E-2, 28F-1 and 28G-1 to include the new use category, and amending Subchapter 28J: Supplemental Regulations
- 614 University Avenue - Conditional Use - Allow a nightclub tenant in existing commercial building
- 2702 Agriculture Drive - Conditional Use - Convert office building into auto repair business
- 557 North Street - Conditional Use - Allow restaurant-tavern/brewpub, freestanding vending, and outdoor eating area uses as part of the remodeling of a one-story commercial building

Oscar Mayer Special Area Plan-Related Items:

- 1010 North Street - TR-C4 to PR
- 910 Oscar Ave, 1201 Huxley St, 1910 Roth St., et al - CC-T, IL, and IG to IL, RMX, CC-T, TR-U1, and TR-U2
- 2007 Roth St., 1810 & 1834 Commercial Ave., et al - IL and IG to CN, RMX and TR-U2
- 1802-1810 Roth St., 1106-1114 O'Neill Ave., et al - CC-T and IL to CC-T and TR-U1
- 702 Ruskin Street - IL to CC-T and CN
- 1741-2125 Commercial Ave, 2401-2417 Pennsylvania Ave, et al - IL to CC-T
- 1902 E Johnson St. & 2010-2030 Pennsylvania Avenue - IL to RMX
- 1909 Aberg Avenue - IL to TR-U1
- 1401 Packers Avenue - Official Map Amendment to map reservation for Pankratz Street/Skopko Drive connection
- Various Properties - Official Map Amendment to map reservation for Ruskin Street/Huxley Street and Roth Street to Packers Avenue connections

- Upcoming Matters – March 21, 2022

- 700-740 Regent Street - Amended PD(GDP-SIP) and Certified Survey Map Referral - Create three commercial lots to construct 12-story, 341-unit apartment building on proposed Lot 3
- 1325-1331 Greenway Cross - Conditional Use - Convert tenant space in commercial building into restaurant-nightclub
- 3302 Dairy Drive - Conditional Use - Allow general retail tenant in multi-tenant industrial building
- 3734 Speedway Road - Demolition Permit and Conditional Use - Demolish commercial building to construct four-story mixed-use building with approximately 800 square feet of commercial space and 31 apartments

- 3315 Nelson Road - Extraterritorial Certified Survey Map - Re-divide two residential lots in the Town of Burke
- 5501 Endeavor Lane - Conditional Use - Construct five-story, 261,600 square-foot office/laboratory 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.