



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Agenda - Amended 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, January 10, 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: 918 0360 2747

****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 DECEMBER 9, 2021 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=858557&GUID=89D0CCDD-F07B-4AC3-ABB4-E77EFD75B948](https://madison.legistar.com/View.ashx?M=M&ID=858557&GUID=89D0CCDD-F07B-4AC3-ABB4-E77EFD75B948)

MINUTES OF THE DECEMBER 13, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=910761&GUID=51A1D80B-66B9-43CD-83BE-6B5B7BAECF19](https://madison.legistar.com/View.ashx?M=M&ID=910761&GUID=51A1D80B-66B9-43CD-83BE-6B5B7BAECF19)

SCHEDULE OF MEETINGS

Regular Meetings: January 24 and February 7, 21, 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.

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. [68962](#) Authorizing the City's execution of a lease with Meyerly Enterprises, LLC, allowing for the use of a portion of the City-owned transportation corridor parcel located at 251 Jackson Street. (6th AD)

PUBLIC HEARINGS

Zoning Map Amendments & Related Items

Note: Items 3 and 4 are related and should be considered together.

3. [68646](#) Creating Section 28.022-00529 of the Madison General Ordinances to change the zoning of platted lots in the 'Acacia Ridge' subdivision including but not limited to properties located at 9304-9332 Tawny Acorn Drive, 9th Aldermanic District (1st Aldermanic District as of January 1, 2022), from TR-C3 (Traditional Residential - Consistent 3) District to TR-P (Traditional Residential - Planned) District.
4. [68206](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 2* on property generally addressed as 560-580 Redan Drive, 9201-9257 and 9202-9206 Rustic Pine Road; 9202-9258 and 9203-9259 Lost Deer Run;

9204-9260 and 9205-9259 Turning Oak Lane; 905-933 White Sky Pass;
508-540 and 503-535 Lone Oak Lane; and 9309-9322 and 9311-9337 Tawny
Acorn Drive; 9th Ald. Dist.

Note: Items 5 and 6 are related and should be referred to January 24, 2022 pending approval of a revised request by the Landmarks Commission

5. [68647](#) Creating Section 28.022-00530 of the Madison General Ordinances to rezone property located at 511 S. Ingersoll Street, 6th Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00531 to approve a Specific Implementation Plan.
6. [68198](#) Approving a Certified Survey Map of property owned by BJV Olson Properties, LLC located at 511 S Ingersoll Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.

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

7. [68648](#) Creating Section 28.022-00532 of the Madison General Ordinances to rezone properties located at 702 N. Midvale Boulevard and 401 N. Segoe Road, 11th Aldermanic District, from Planned Development (PD) District and Suburban Employment (SE) District to Amended PD(GDP) Planned Development (General Development Plan).
8. [68199](#) 401 N Segoe Road; 11th Ald. Dist.: Consideration of a demolition permit to demolish a bank/office building.

Subdivision

9. [68204](#) Approving the preliminary plat of *University Research Park-Pioneer First Addition Replat* on property generally addressed as 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing; 1st Ald. Dist.

Conditional Use Requests, Demolition Permits & Related Items

10. [67803](#) 1824 S Park Street; Urban Design Dist. 7; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor eating area for a restaurant-tavern and grocery store.
11. [68193](#) 1422 MacArthur Road; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an animal daycare facility in an existing building; and consideration of a conditional use in the CC-T District for an animal boarding facility.

12. [66117](#) 3340 Gregory Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

Note: Item 13 should be placed on file without prejudice. The requested conditional use is no longer required due to a recent amendment to the Zoning Code adopted on December 7, 2021, which revised the regulations for accessory buildings and accessory dwelling units.

13. [68693](#) 3340 Gregory Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for an accessory building exceeding ten percent (10%) of lot area to allow construction of a detached building accessory to a single-family residence.

Note: Items 14-16 are related and should be considered together.

14. [68201](#) 504-524 W Johnson Street, 308-312 N Bassett Street, and 505-527 Conklin Place; 4th Ald. Dist.: Consideration of a demolition permit to allow eight residential buildings to be razed.
15. [68202](#) 504-524 W Johnson Street, 308-312 N Bassett Street, and 505-527 Conklin Place; 4th 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 twelve-story, 144-unit apartment building.
16. [68203](#) Approving a Certified Survey Map of property owned by Subtext Acquisitions, LLC located at 504-524 W Johnson Street, 308-312 N Bassett Street, and 505-527 Conklin Place; 4th Ald. Dist.
17. [68439](#) 1713 Monroe Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a three-family dwelling.
18. [68440](#) 1128 E Washington Avenue; 6th Ald. Dist.: Consideration of a demolition permit to demolish a restaurant-tavern.
19. [68441](#) 1124-1134 Regent Street; 8th Ald. Dist.: Consideration of a demolition permit to demolish a portion of a street-facing wall of a commercial building.

Land Division

20. [68443](#) 3440 CTH N and 3475 North Star Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to reconfigure three parcels into two lots.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Filing of Statement of Interest

** Note: The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms are due on January 4, 2022. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- 5817 Halley Way - Amended PD(GDP-SIP) to construct 99-unit apartment building - Adopted subject to Plan Commission recommendation on January 4, 2022
- 5818 Gemini Drive - Amended PD(GDP-SIP) to construct 12-unit townhouse - Adopted subject to Plan Commission recommendation on January 4, 2022
- Zoning Text Amendment to amend Table 28H-1 to correct an inconsistency between the Table and Section 28.151 - Adopted subject to Plan Commission recommendation on January 4, 2022
- South Madison Plan - Amended version of plan adopted on January 4, 2022

- Upcoming Matters - January 24, 2022

- 1017 N Sherman Avenue - IG to CC-T - Rezone portion of property to allow addition to commercial building
- 6831 Odana Road - Conditional Use - Construct restaurant with vehicle access sales and service window in a planned multi-use site

- Upcoming Matters - February 7, 2022

- 4000-4150 Packers Avenue and 4201 N Sherman Avenue - Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat of "Raemisch Farm Development," creating 98 single-family lots, six lots for future multi-family development, two lots for future mixed-use/commercial development, two outlots for public stormwater management and wetland protection, one outlot for public parkland, and one outlot for private open space
- 10451 Old Sauk Road and 621 Pioneer Road - A to TR-C3, and Preliminary Plat and Final Plat of "Fox Knoll," (expanded subdivision) creating 74 single-family lots, two outlots for public stormwater management, and one outlot for a water tower
- 1301 Regent Street - Conditional Use for a restaurant-nightclub in existing commercial building
- 6717 Odana Road - Conditional Use for animal boarding

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.

ADDENDUM

Note: Item 21 was inadvertently omitted from the approved agenda; it should be considered together with Item 19, ID 68441 - 1124-1134 Regent Street.

21. [68442](#) 1124-1134 Regent Street; 8th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an outdoor eating area for a restaurant-tavern, and consideration of a conditional use in the TSS District for a walk-up service window located within ten (10) feet of a public sidewalk, all to allow conversion of a portion of a commercial building to be converted into a restaurant-tavern with outdoor eating area and walk-up service windows.