



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, December 13, 2021

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: 991 4610 9710

****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 NOVEMBER 22, 2021 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=814695&GUID=971C502A-DA53-4DF4-9D35-4573E63FA793](https://madison.legistar.com/View.ashx?M=M&ID=814695&GUID=971C502A-DA53-4DF4-9D35-4573E63FA793)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, January 10, 24, and Febraury 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.

The agenda continues on the next page >>

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. [68659](#) Authorizing an Agreement with Dane County, along with the land purchase, land division and annexation of approximately 8 acres of land located in the Town of Verona to extend the Ice Age National Scenic Trail and Amending the Parks Division Capital Budget to include funding for the acquisition.

NEW BUSINESS

3. [68084](#) Adopting the South Madison Plan as a supplement to the Comprehensive Plan and directing staff to implement the recommendations contained in the plan.
4. [68628](#) Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area Boundary to include lands in the Yahara Hills Neighborhood Development Plan area.
5. [68629](#) Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area Boundary to include lands with the Northeast Neighborhoods Development Plan area.

PUBLIC HEARINGS

Zoning Text Amendments

6. [68213](#) Amending Table 28H-1 to correct an inconsistency between the Table and Section 28.151 of the Madison General Ordinances.

Zoning Map Amendments

7. [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.
8. [68642](#) Creating Section 28.022 - 00525 of the Madison General Ordinances to amend a Planned Development (PD) District for property located at 5818 Gemini Drive, 3rd Aldermanic District, amending the PD(GDP) Planned Development (General Development Plan), and creating Section 28.022 - 00526 to approve a Specific Implementation Plan.
9. [68644](#) Creating Section 28.022 - 00527 of the Madison General Ordinances to amend a Planned Development (PD) District at property located at 5817 Halley Way, 3rd Aldermanic District, amending the PD(GDP) Planned Development (General Development Plan), and creating Section 28.022 - 00528 to approve a Specific Implementation Plan.

Conditional Use Requests & Demolition Permits

Note: Item 10 should be referred to January 10, 2022 pending a recommendation by the Urban Design Commission

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.

Note: Items 11 and 12 should be referred to January 10, 2022 pending a recommendation on the proposed demolition by the Landmarks Commission

11. [66117](#) 3340 Gregory Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.
12. [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.

13. [68189](#) 425 Woodward Drive; 18th Ald. Dist.: Consideration of major alterations to approved conditional uses for lakefront development and for accessory buildings in the Suburban Residential-Consistent 1 (SR-C1) District exceeding 1,000 square feet of total area to allow construction of two additional accessory buildings on a lakefront parcel.

Note: Item 14 no longer requires Plan Commission review. The subject parcel was acquired for right of way in August 2021 to accommodate the realignment of the Beld Street-Cedar Street intersection, which is scheduled for reconstruction in 2022.

As a result of the property acquisition and declaration of right of way, the house is no longer subject to zoning, and by extension, no longer requires demolition permit approval. Staff requests that Item 14 be placed on file without prejudice.

14. [68190](#) 1401 Beld Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.
15. [68191](#) 825 W Badger Road; 14th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing wall of Fire Station 6 to construct an addition.
16. [68192](#) 1529 Gilson Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for general retail (bicycle sales and service); consideration of a conditional use in the TE District for outdoor display; and consideration of a conditional use in the TE District for free-standing vending.
17. [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.
18. [68194](#) 2219 Monroe Street, 13th Ald. Dist.: Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for an addition to an existing building that exceeds 4,000 square feet in floor area to allow construction of an addition to Edgewood High School
19. [68195](#) 2402 Darwin Road; 12th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

SPECIAL ITEM OF BUSINESS

20. [68716](#) Confirming the format of Plan Commission meetings from January through May of 2022

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

- 341 State Street, et al - Rezoning from UMX and DC to PD(GDP-SIP) and CSM for mixed-use development - Adopted on December 7, 2021 subject to the Plan Commission recommendations
- 3402 Monroe Street - Amended PD(GDP-SIP) to allow the existing bed & breakfast campus to be used as a community living arrangement, adult family home, and adult daycare - Adopted on December 7, 2021 subject to the Plan Commission recommendations
- 216-222 N Midvale Blvd. - SE to TR-U2 and CSM for apartment redevelopment - Adopted on December 7, 2021 subject to the Plan Commission recommendations
- 3953-4051 Kipp Street- Rezoning from A, CN & IL to IL & CN and Preliminary Plat and Final Plat of Replat of Tradesmen Commerce Park - Adopted on December 7, 2021 subject to the Plan Commission recommendations
- Zoning Text Amendment - Amend Table 28I-1 of Section 28.132 to add bicycle parking as allowed in front, side and rear yard setbacks - Adopted on December 7, 2021 subject to the Plan Commission recommendations
- Zoning Text Amendment related to Accessory Dwelling Units - Adopted on December 7, 2021 subject to the Plan Commission recommendations

- Upcoming Matters – January 10, 2022

- 511 S Ingersoll Street - TR-C4 to PD(GDP-SIP) and Certified Survey Map Referral - Approve General Development Plan, Specific Implementation Plan and CSM to create two residential lots and one institutional lot in Third Lake Ridge Hist. Dist.
- 702 N Midvale Boulevard and 401 N Segoe Road - SE and PD to Amended PD(GDP) and Demolition Permit - Approve an amended and expanded General Development Plan for Hilldale Shopping Center to include additional commercial, hotel, and residential uses following demolition of bank/office building
- 6831 Odana Road - Conditional Use - Construct restaurant with vehicle access sales and service window in a planned multi-use site
- 504-524 W Johnson Street, 308-312 N Bassett Street, 505-527 Conklin Place - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish eight residential buildings to construct 12-story, 144-unit apartment building on one lot
- 602-1202 Boyer Street, 601-1103 Boyer Street, 8825 Nelson Crossing - Preliminary Plat of University Research Park–Pioneer 1st Addition Replat, replatting Boyer Street and 14 lots for future employment into 9 lots for future employment and, creating 3 outlots for private open space and 2 outlots for stormwater management
- 9304-9332 Tawny Acorn Dr., 560-580 Redan Dr., et al - TR-C3 to TR-P, TR-P Amendment, Preliminary Plat, and Final Plat of Acacia Ridge Replat No. 2, replatting 100 single-family lots into 104 single-family lots and replatting two outlots for public alleys
- 1713 Monroe Street - Demolition Permit - Demolish a three-family dwelling
- 1128 E Washington Avenue - Demolition Permit - Demolish a restaurant-tavern
- 1124-1134 Regent Street - Demolition Permit and Conditional Use - Construct outdoor eating area and walk-up service window for restaurant-tavern tenant in existing commercial building
- 3475 North Star Road and 3440 CTH N - Extraterritorial Certified Survey Map to reconfigure three parcels into two lots in the Town of Cottage Grove

- Upcoming Matters – January 24, 2022

- 1325 Greenway Cross - Conditional Use to convert tenant space in commercial building into restaurant-nightclub

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 63113 - Registrants for Plan Commission Meetings.