



# City of Madison

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

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Monday, August 28, 2023

5:30 PM

**\*\*Virtual Meeting\*\***

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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>
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 885 5308 6150

**\*\*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 AUGUST 7, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1008303&GUID=D097382A-5D70-4210-B8F2-C82D483BF2FE](https://madison.legistar.com/View.ashx?M=M&ID=1008303&GUID=D097382A-5D70-4210-B8F2-C82D483BF2FE)

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, September 18 and October 2, 30, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, September 7, 2023 at 5:00 p.m. (Virtual Meeting)

## 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.

## PUBLIC HEARINGS

### Development-Related Requests

Note: Items 2-4 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

2. [78192](#) 18-30 N Carroll Street; District 4: Consideration of a demolition permit to demolish two commercial buildings and a museum

3. [78194](#) 18-30 N Carroll Street; District 4: Consideration of a conditional use in the Downtown Core (DC) District for a new building greater than 20,000 square feet or that has more than four stories to allow construction of a five-story museum
4. [78225](#) Approving a Certified Survey Map of property owned by Wisconsin Historical Foundation, Inc. located at 18-30 N Carroll Street; District 4.

Note: Items 5-9 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

5. [78199](#) 209 Bernard Court and 911 Clymer Place; District 8: Consideration of a demolition permit to demolish two residential buildings
6. [79460](#) 923 Clymer Place; District 8: Consideration of a demolition permit to demolish a two-family residence.
7. [78874](#) Amending Section 28.022-00289 of the Madison General Ordinances to amend the Campus-Institutional (CI) District Master Plan for the University of Wisconsin-Madison Campus for the portion of the campus generally addressed as 232 N Park Street and 915-935 W Johnson Street, 8th Alder District, to include specific plans for the proposed Levy Hall Academic Building. (District 8)
8. [78912](#) Creating Section 28.022-00639 of the Madison General Ordinances to change the zoning of property located at 923 Clymer Place and 207 North Brooks Street, 8th Alder District, from TR-U2 (Traditional Residential-Urban 2) District to CI (Campus Institutional) District. (District 8)
9. [78913](#) Creating Section 28.022-00640 of the Madison General Ordinances to change the zoning of property located at 209 Bernard Court, 911 Clymer Place, and 908 West Dayton Street, 8th Alder District, from TR-U2 (Traditional Residential-Urban 2) District to CI (Campus Institutional) District. (District 8)

**\*\*Amended Agenda Note\*\***

Items 10-12 should be referred to a future meeting (no date specified) at the request of staff.\*\*

10. [78643](#) 3450, 3490, and 3510 Milwaukee Street; District 15: Consideration of a demolition permit to demolish an industrial building and two single-family residences
11. [78911](#) Creating Section 28.022-00634 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to CC-T (Commercial Corridor-Transitional) District, and creating Section 28.022-00635 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to TR-V2 (Traditional Residential-Varied 2) District, and creating Section

28.022-00636 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to TR-U2 (Traditional Residential-Urban 2) District, and creating Section 28.022-00637 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to PR (Parks and Recreation) District, and creating Section 28.022-00638 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to CN (Conservancy) District. (District 15)

12. [78642](#) Approving the preliminary plat of the *Starkweather Plat* on property addressed as 3420-3614 Milwaukee Street; District 15.

Note: Items 13 & 14 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

13. [78197](#) 3913 Lien Road; District 3: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a car wash; and consideration of a conditional use for a major alteration to an existing planned multi-use site per MGO Section 28.137(2)(e), all to allow construction of a car wash.
14. [79049](#) Approving a Certified Survey Map of property owned by Club Car Wash Operating, LLC located at 3913 Lien Road; District 3.

Note: Items 15 & 16 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

15. [79017](#) 1233 Regent Street; District 13: Consideration of a demolition permit to demolish an auto repair garage
16. [79016](#) 1233 Regent Street; District 13: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a multi-family dwelling with 49-60 units, and consideration of a conditional use in the TSS District and Transit-Oriented Development (TOD) Overlay for a building taller than four stories and 60 feet in height, to allow construction of a five-story, 50-unit apartment building.
17. [78425](#) Approving a Certified Survey Map of property owned by Michael J. and Lisa Koch Schuster located at 7021 Cottage Grove Road; District 16.
18. [78428](#) 1609 S Park Street; District 13: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window to allow a restaurant to be converted into a coffee shop with vehicle access sales and service window in Urban Design Dist. 7

19. [78633](#) 660 S Whitney Way; District 19: Consideration of a conditional use in the Regional Mixed-Use (RMX) District for a vehicle access sales and service window, and consideration of an alteration to a conditional use for a planned multi-use site containing 40,000 square feet or more of area of which 25,000 square feet is designed or intended for retail, to convert a restaurant-tavern into a bank with vehicle access sales and service window.
20. [79015](#) 4757 Hayes Road; District 17: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling with greater than 60 units to convert a three story motel into an apartment building with 135 units.

Note: Item 21 should be referred to September 18, 2023 pending a recommendation by the Urban Design Commission

21. [79018](#) 131 W Wilson Street; District 4: Consideration of an alteration to an approved conditional use in Urban Mixed-Use (UMX) zoning to approve amended plans for exterior lighting on a 15-story, 263-unit apartment building.
22. [79021](#) 1115 Rutledge Street; District 6: Consideration of a conditional use to construct an accessory building on a lakefront lot.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Upcoming Matters – September 18, 2023**

- 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-42 Gentle Feather Road, et al - TR-C3 to TR-P, Amended TR-P Master Plan, Preliminary Plat, and Final Plat of Acacia Ridge Replat No. 5, re-dividing 68 single-family lots and 2 outlots into 106 lots for single-family and two-family dwellings, 2 outlots for private open space, and 1 outlot for a public alley
- 6853 McKee Road - PD(GDP) to PD(SIP) - Construct a two-story, 10,440 square-foot commercial building
- 1412 Pflaum Road - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish auto service station and convenience store to construct car wash on one lot
- 680 Grand Canyon Drive - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish multi-tenant commercial building to construct four-story mixed-use building with 185 square feet of commercial space and 60 apartments on one lot
- 339 W Gorham Street - Conditional Use for a nightclub tenant on first floor of a mixed-use building
- 1108 Post Road - Conditional Use for an arts/technical/trade school tenant (dog training) in existing building
- 2417 Hoard Street - Demolition Permit - Demolish single-family residence
- 617 Knickerbocker Street - Demolition Permit - Demolish single-family residence
- 6302 Odana Road - Conditional Use - Convert office building into apartment hotel containing 15 rooms/suites

**- Upcoming Matters – October 2, 2023**

- 139 W Wilson Street - Demolition Permit and Conditional Use - Demolish four-story apartment building and construct 16-story apartment building with 320 units in UMX zoning
- 248 East Hill Parkway - PD to TR-C3 and Amended PD and Preliminary Plat and Final Plat of Third Addition to Reston Heights, creating five single-family lots, one lot for an existing apartment complex, and one outlot for public stormwater management
- 2102-2202 Darwin Road - Demolition Permit, PMHP to SE, Certified Survey Map Referral, and Conditional Use - Demolish single-family residence at 2101 Darwin Road, create two lots and one outlot in SE zoning, and construct auto rental business on proposed Lot 2
- 3100 E Washington Avenue - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish car sales facility to construct a five-story apartment building with 192 units on one lot

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 75227, Registrants for 2023 Plan Commission Meetings.