



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, August 26, 2024

5:30 PM

****Virtual Meeting****

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://www.cityofmadison.com/watchPlanCommission>
- 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: 838 3439 4361

****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 JULY 11, 2024 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1134876&GUID=8AE7FD17-E739-461E-BAB0-1F8A6773EFBA](https://madison.legistar.com/View.ashx?M=M&ID=1134876&GUID=8AE7FD17-E739-461E-BAB0-1F8A6773EFBA)

MINUTES OF THE JULY 29, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1132524&GUID=51404B82-8856-4CD0-8B08-6FDC7E1D25DD](https://madison.legistar.com/View.ashx?M=M&ID=1132524&GUID=51404B82-8856-4CD0-8B08-6FDC7E1D25DD)

SCHEDULE OF MEETINGS

Regular Meetings:
- September 9, 23 and October 7, 21, 2024

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. [84612](#) Authorizing the City's execution of a Maintenance Agreement with Common Wealth Development, Inc. for the use of the E. Main Street right-of-way with two existing patios and associated patio improvements to support two outdoor cafés adjacent to the property located at 931 E. Main Street, as well as the City's acceptance of ownership of said improvements in exchange for the perpetual maintenance of them by Common Wealth Development. (District 6)

NEW BUSINESS

3. [84643](#) Approving housing recommendations that serve to strengthen efforts to expand rental, homeowner and student developments, prepared by the Housing Strategy Committee (Citywide).

PUBLIC HEARINGS

Zoning Text Amendments

4. [84329](#) Amending Section 28.045 of the Madison General Ordinances to change minimum dimensional requirements in the TR-C4 District
5. [84626](#) Amending Section 28.071(2)(a)2. of the Madison General Ordinances related to Downtown Height Requirements to allow affordable student housing to exceed the maximum number of stories. (District 2, District 4, District 6)

Development-Related Requests

6. [83951](#) 2928 Barlow Street (District 5): Consideration of a demolition permit to demolish a single-family residence.
7. [84445](#) 301/ 303 Potter Street (District 13): Consideration of a demolition permit to demolish a single-family residence.

8. [84446](#) 3533 Lucia Crest (District 5): Consideration of a demolition permit to demolish a single-family residence.
9. [84448](#) 5209 Femrite Drive (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District to allow an animal boarding tenant in an existing multi-tenant building located at 5201-5265 Femrite.
10. [84605](#) Creating Section 28.022-00684 of the Madison General Ordinances to change the zoning of property located at 204 Price Place from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban 2) District. (District 11)

Note: Items 11 and 12 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.

11. [78634](#) 139 W Wilson Street (District 4): Consideration of a demolition permit to demolish a four-story apartment building
12. [78635](#) 139 W Wilson Street (District 4): Consideration of a conditional use in the UMX (Urban Mixed-Use) District for a multi-family dwelling with greater than eight (8) dwelling units; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit; to construct 16-story apartment building with 320 units

Note: Items 13 and 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. [84449](#) 2001 Londonderry Drive (District 18): Consideration of a demolition permit to demolish a financial institution.
14. [84450](#) 2001 Londonderry Drive (District 18): Consideration of a conditional use in the CC-T (Commercial-Corridor Transitional) District for a multi-family dwelling with greater than thirty-six (36) units to construct a four-story apartment building with 105 units.

Northeast Area Plan

Note: Items 15 and 16 are related and will be considered as one public hearing. The proposed area plan is being adopted as an amendment to the Comprehensive Plan and is following the process outlined in Wisconsin Statutes Section 66.1001. Item 15 is the ordinance on which the Plan Commission is required to make a recommendation to the Common Council; Item 16 is the resolution that the Plan Commission is required to adopt by Statute. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

15. [84379](#) Adopting the Northeast Area Plan, adopting an amendment to the Comprehensive Plan and archiving underlying plans.
16. [84382](#) Adopting an amendment to the Comprehensive Plan related to the Northeast Area Plan.

West Area Plan

Note: Items 17 and 18 are related and will be considered as one public hearing. The proposed area plan is being adopted as an amendment to the Comprehensive Plan and is following the process outlined in Wisconsin Statutes Section 66.1001. Item 17 is the ordinance on which the Plan Commission is required to make a recommendation to the Common Council; Item 18 is the resolution that the Plan Commission is required to adopt by Statute. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

17. [84377](#) Adopting the West Area Plan, adopting an amendment to the Comprehensive Plan and archiving underlying plans.
18. [84383](#) Adopting an amendment to the Comprehensive Plan related to the West Area Plan.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 1430-1436 Monroe Street - Amended PD(GDP-SIP) to construct a new three-story, 536,000 gross square-foot indoor athletic training facility and 350-stall parking garage adjacent to Camp Randall Stadium - Approved on August 6, 2024 subject to Plan Commission recommendation
- 603 S Whitney Way - Amended PD(GDP-SIP) to construct four-story mixed-use building containing 2,450 square feet of commercial space and 167 apartments - Approved on August 6, 2024 subject to Plan Commission recommendation
- 4538-4610 E Broadway - Rezoning from IL to SE and Certified Survey Map to create two lots in SE zoning and an outlot for a future public street - Approved on August 6, 2024 subject to Plan Commission recommendation
- 3535-3553 University Avenue Rezoning from PD to CC-T to construct a five-story mixed-use building - Approved on August 6, 2024 subject to Plan Commission recommendation
- Zoning Text Amendment - Amend MGO Sections 28.071(3)(a)1 and 28.074(6) related to parking to prohibit surface parking in the Downtown Core (DC) District - Approved on August 6, 2024 subject to Plan Commission recommendation

- Upcoming Matters – September 9, 2024

- ID 83269 - 709-711 E Johnson Street - Conditional Use - Approve an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID 84492 & 84624 - 1202 S Park Street - Conditional Use and Certified Survey Map -

Construct five-story mixed-use building on one lot in Urban Design Dist. 7
- ID 84451 & 84452 - 223-225 W Gilman Street - Demolition Permit and Conditional Use - Demolish residential building to construct addition to Rohr Chabad House
- ID 84619 & 84629 - 905 Huxley Street - Rezoning from TR-U2 to RMX and Preliminary Plat and Final Plat of Huxley Yards Subdivision, creating two residential lots, including one to be developed with a five-story, 50-unit apartment building with detached garages
- ID 84607 & 84010 - 4303 Portage Road - Rezoning from Temp TR-U1 to [Permanent] TR-U1 and Conditional Use - Construct three-story apartment building containing 65-units
- ID 84686 - 1018-1034 Walsh Road - Conditional Use to add "nightclub" use to outdoor recreation with incidental alcohol sales to allow live music at private dog park
- ID 84687 - 504 E Lakeview Avenue - Demolition Permit - Demolish single-family residence
- ID 84811 - 4602 & 4698 Eastpark Blvd. - Conditional Use - Construct 120,000 square-foot addition to UW Health East Madison Hospital
- ID 84819 - 208 E Olin Avenue - Conditional Use - Convert space in multi-tenant office building into public school tenant

- Upcoming Matters – September 23, 2024

- ID TBD & 84689 - 702-750 University Row and 5119 Silvertree Run - Amended PD(GDP-SIP) and Certified Survey Map - Amend University Crossing General Development Plan and approve Specific Implementation Plan to construct four-story, 189,000 sq. ft. addition to existing medical clinic and detached four-story, 790-stall parking garage and re-divide 3 lots into 2 lots by CSM
- ID 84688 - 10 Odana Court - Conditional Use - Convert office building into limited production and processing facility with general retail, coffee house, and outdoor eating area
- ID 84821 & TBD - 2248-2256 Roth Street - Demolition Permit and Rezoning from TR-C2 to PR - Demolish single-family residence in Tilton Park
- ID 84822 & TBD - 346 E Lakeside Street - Demolition Permit and Rezoning from TR-C2 to PR - Demolish single-family residence in Olin-Turville Park
- ID 84823 - 1 Dempsey Road - Conditional Use - Convert space in multi-tenant commercial building into payday loan business
- ID 84824 - 310-322 E Washington Avenue - PD(SIP) Alteration - Revise plans for mixed-use building to reduce off-street parking from 63 stalls to 10 and remove balconies from apartments
- ID 84825 - 2121 Jefferson Street and 1007 Edgewood Avenue - Demolition Permit - Demolish two single-family residences
- ID 84826 - 3020 Waunona Way - Conditional Use - Construct addition to a single-family residence on a lakefront parcel
- ID 84827 - 5048 Thorson Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Sun Prairie

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 81428, Registrants for 2024 Plan Commission Meetings.