



# 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, April 24, 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: 883 2299 5712

**\*\*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 APRIL 10, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1008295&GUID=BE8EE2DB-1325-4891-89E0-5E9E918C47FD](https://madison.legistar.com/View.ashx?M=M&ID=1008295&GUID=BE8EE2DB-1325-4891-89E0-5E9E918C47FD)

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, May 8, 22 and June 12, 26, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, June 22, 2023 at 5:00 p.m.; 215 Martin Luther King, Jr. Blvd., Room 215 (Madison Municipal Building)

## 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

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. [77167](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Numbers 12777-3 - 4.01 through 12777-3 - 4.11, for the required acquisitions per the Plats of Lands and Interests Required for the East-West Bus Rapid Transit - Mineral Point Road Segment project. Located along Mineral Point Road between the W Beltline Hwy on the west and S Whitney Way on the east. (9th, 11th and 19th AD's)

## NEW BUSINESS

3. [77372](#) Planning Division staff update - 2023 Comprehensive Plan Interim Update

## PUBLIC HEARINGS

### Development-Related Requests

4. [76302](#) 652 Burnt Sienna Drive; 9th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District for a daycare center, and consideration of a conditional use in the TR-C3 District for a building or structure exceeding 10,000 square feet in floor area, to allow construction of a one-story daycare center.
5. [76491](#) 4846 Eastpark Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a mixed-use building containing greater than 60 dwelling units, and consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling containing greater than 60 units to allow construction of a planned multi-use site containing a five story, mixed use building with approximately 7,650 square feet of commercial space and 119 apartments on Lot 47 of the future *American Center-Eastpark Fifth Addition* subdivision and a four-story, 82-unit apartment building and outdoor pool on future Lot 48.

6. [76504](#) 4846 Eastpark Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling containing greater than 60 units; consideration of a conditional use in the TR-U2 District for a residential building complex; and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a residential building complex with approximately 200 apartments in two four-story buildings with an outdoor pool on Lots 49-50, and a private park on Outlot 22 of the future *American Center-Eastpark Fifth Addition* plat.
7. [76897](#) ~~4351~~ ~~4534~~ East Towne Way; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for animal boarding at an existing animal daycare in a multi-tenant commercial building at 4303 East Towne Way.
8. [76898](#) 7005 Tree Lane; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a restaurant-tavern in a multi-tenant commercial building

Note: Items 9-11 are related and should be referred to May 8, 2023 at the request of the applicant and staff.

9. [76506](#) 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, and various other parcels in the Acacia Ridge subdivision; 1st Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the Acacia Ridge subdivision to reflect the proposed *Acacia Ridge Replat No. 4* subdivision.
10. [76589](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 4* on property generally addressed as 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, et al; 1st Ald. Dist.
11. [76508](#) 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, et al; 1st Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Planned (TR-P) District for a residential building complex containing 10 single-family detached dwellings on two lots and two outlots in the proposed *Acacia Ridge Replat No. 4*.

Note: Items 12-14 are related and should be referred to May 8, 2023 at the request of the applicant and staff.

12. [77207](#) Creating Section 28.022-00626 of the Madison General Ordinances to change the zoning of various properties located in the northeastern quadrant of the Acacia Ridge subdivision generally addressed as 606-614 Little Dove Trail and 9205-9229 Silver Maple Drive, 1st Alder District, from TR-C3 (Traditional Residential-Consistent 3) District to TR-P (Traditional Residential-Planned) District.
13. [77375](#) 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-9242 Gentle Feather Road, and various other parcels in the Acacia Ridge subdivision; 1st

Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the Acacia Ridge subdivision to reflect the proposed *Acacia Ridge Replat No. 5* subdivision.

14. [76590](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 5* on property generally addressed as 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-9242 Gentle Feather Road, et al; 1st Ald. Dist.

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - 2022 Planning Division Annual Report

[https://www.cityofmadison.com/dpced/planning/documents/Planning\\_Div\\_2022\\_Annual\\_Report.pdf](https://www.cityofmadison.com/dpced/planning/documents/Planning_Div_2022_Annual_Report.pdf)

#### - Elected and Appointed Official Code of Ethical Conduct

In January, the Common Council adopted Resolution 23-00001 (ID 70642) to enact an elected and appointed official code of ethical conduct, which applies to members of City boards, commissions, and committees. The resolution requires that these materials be shared with board, committee, or commission members. In addition to sharing the code with members, the resolution requires that all boards, commissions, and committees place the code on their agenda annually for discussion and reflection.

- Code of Conduct: <https://madison.legistar.com/View.ashx?M=F&ID=11545380&GUID=74ABD8A3-DD04-4AD3-BD3E-156AA22A82C4>
- Resolution 23-00001 (ID 70642): <https://madison.legistar.com/LegislationDetail.aspx?ID=5981895&GUID=522912ED-9145-4128-A7B6-B759E24E6C1F>

#### - Recent Common Council Actions

- 4001-4005 Marsh Road - Rezoning from Temp. A to IL and Certified Survey Map for future industrial development on one lot - Approved by Common Council on April 18, 2023 subject to Plan Commission recommendation
- Preliminary Plat and Final Plat of Acacia Ridge Replat No. 3 - Approved by Common Council on April 18, 2023 subject to Plan Commission recommendation

#### - Upcoming Matters – May 8, 2023

- West Area Plan Update
- Comprehensive Plan Progress Update
- 437-445 W Johnson Street, 430-440 W Dayton Street & 215-221 N Bassett Street - Demolition Permit, PD and DR2 to UMX, Conditional Use, and Certified Survey Map Referral - Demolish 11 residential buildings to construct an up to 12-story apartment building with 232 units on one lot
- 702 N Midvale Boulevard and 401 N Segoe Road - PD(GDP) to PD(SIP) - Construct a one-story, 16,756 sq. ft. commercial bldg., a three-story, 54,413 sq. ft. commercial bldg., and a seven-story mixed-use bldg. with 7,638 sq. ft. of commercial space and 100 residential units at Hilldale Shopping Center
- Amend Official Map to map reservations for extensions of High Crossing Blvd. and East

- Springs Drive in the East Towne Mall area
- Amend Official Map to map reservation for the extension of Parkside Drive
  - 3801-3859 E Washington Avenue and 3909-3917 Lien Road - Rezone from CC-T to RMX consistent with recommendations in Greater East Towne Area Plan (Area 1)
  - 4102-4602 East Towne Blvd., 43-135 East Towne Mall, et al - Rezone from CC-T and CC to RMX consistent with recommendations in Greater East Towne Area Plan (Areas 2 and 3)
  - 426 S Yellowstone Drive - Demolition Permit and Conditional Use - Demolish office building to construct six-story mixed-use building with 750 square feet of commercial space and 147 apartments
  - 131 E Lakeside Street - Conditional Use for a restaurant-tavern tenant in mixed-use building with outdoor eating area
  - 610 Junction Road - PD(SIP) Alteration to allow restaurant-nightclub tenant in mixed-use building with outdoor eating area
  - 826 Williamson Street and 302 S Paterson Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial building and garages to construct a four-story mixed-use building with 3,734 sq. ft. of commercial space and 55 apartments on Williamson Street and a five-story mixed-use building with 864 sq. ft. of commercial space and 133 apartments on S Paterson Street, all on two lots created by CSM
  - 506-518 E Wilson Street and 134-148 S Blair Street - PD(SIP) Alteration to amend Specific Implementation Plan for Essen Haus, etc. to allow outdoor recreation, weekly outdoor events, and special seasonal events in parking lot
  - 2002 Pankratz Street - Conditional Use - Convert brewery to indoor recreation facility with restaurant-tavern
  - 220 Cottage Grove Road - Conditional Use - Construct addition to an auto service station (gas station and convenience store)

#### **- Upcoming Matters – May 22, 2023**

- (Tentative) Subdivision Regulations Update Overview
- 3822 Mineral Point Road - PD(SIP) Alteration to allow general retail use in a multi-tenant commercial 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 75227, Registrants for 2023 Plan Commission Meetings.