



# City of Madison

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

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Monday, September 23, 2024

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://www.cityofmadison.com/watchPlanCommission>
- 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: 885 2754 3806

**\*\*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  
The Plan Commission shall note the public comment 'Women Sports Help Society Public Comment 09-16-24.pdf' attached to this legislative file.

## COMMUNICATIONS, DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

## MINUTES OF THE SEPTEMBER 9, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1132526&GUID=82ED0837-D0DD-424E-BAA2-151D951F1733](https://madison.legistar.com/View.ashx?M=M&ID=1132526&GUID=82ED0837-D0DD-424E-BAA2-151D951F1733)

## SCHEDULE OF MEETINGS

Regular Meetings:  
- October 7, 21 and November 4, 18, 2024

Special Meeting:  
- Thursday, November 7, 2024 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

## 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.

## SPECIAL ITEM OF BUSINESS

2. [84452](#) Presentation on the 2025 City Budget

## NEW BUSINESS

3. [85038](#) Authorizing the Planning Division to lead the preparation of the Southeast Area Plan and Adopting a Public Participation Plan

4. [85045](#) Authorizing the Planning Division to lead the preparation of the Southwest Area Plan and Adopting a Public Participation Plan
5. [85091](#) Amending Section 16.03 of the Madison General Ordinances related to Transportation Demand Management to clarify Transportation Demand Management procedures, including adjusting parking ratios and removing some exceptions to TDM applicability.

## **PUBLIC HEARINGS**

### **Development-Related Requests**

6. [84688](#) 10 Odana Court (District 19): Consideration of a conditional use in the Suburban Employment (SE) District for general retail; consideration of a conditional use in the SE District for a coffee shop; and consideration of a conditional use in the SE District for an outdoor eating area, all to allow a limited production and processing facility with retail sales and a cafe with outdoor eating area.
7. [84823](#) 1 Dempsey Road (District 15): Consideration of a conditional use in the Commercial Center (CC) District for a payday loan business
8. [84824](#) 310-322 E Washington Avenue (District 2): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) for a ten-story mixed-use building containing approximately 16,000 square feet of institutional space and 130 apartments to reduce the number of off-street automobile parking stalls and remove individual balconies for the apartments.
9. [84825](#) 2121 Jefferson Street and 1007 Edgewood Avenue (District 13): Consideration of a demolition permit to demolish two single-family residences.

Note: Item 10 should be referred to October 7, 2024 at the request of the applicant.

10. [84826](#) 3020 Waunona Way (District 14): Consideration of a conditional use to allow construction of an addition to a single-family residence on a lakefront parcel.

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. [84449](#) 2001 Londonderry Drive (District 18): Consideration of a demolition permit to demolish a financial institution.
12. [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.

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. [85055](#) Creating Section 28.022-00687 of the Madison General Ordinances to change the zoning of property located at 702-750 University Row and 5119 Silvertree Run from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00688 to approve a Specific Implementation Plan. (District 19)
14. [84689](#) Approving a Certified Survey Map of property owned by the University of Wisconsin Hospitals and Clinics Authority and GI Clinic, LLC located at 702-750 University Row and 5119 Silvertree Run. (District 19)

Note: Items 15 and 16 should be referred to October 7, 2024 to allow notice of the zoning map amendment to be provided to Dane County Regional Airport.

15. [84821](#) 2250 Roth Street (District 12): Consideration of a demolition permit to demolish a single-family residence.
16. [85057](#) Creating Section 28.022-00690 of the Madison General Ordinances to change the zoning of property located at 2248-2254 Roth Street from TR-C4 (Traditional Residential-Consistent 4) District to PR (Parks and Recreation) District. (District 12)

Note: Items 17 and 18 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.

17. [84822](#) 346 E Lakeside Street (District 13): Consideration of a demolition permit to demolish a single-family residence in Olin-Turville Park.
18. [85056](#) Creating Section 28.022-00689 of the Madison General Ordinances to change the zoning of property located at 346 East Lakeside Street from TR-C2 (Traditional Residential-Consistent 2) District to PR (Parks and Recreation) District. (District 13)

#### **Extraterritorial Land Division**

19. [84827](#) 5048 Thorson Road, Town of Sun Prairie: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots

#### **BUSINESS BY MEMBERS**

## SECRETARY'S REPORT

### - Recent Common Council Actions

- 204 Price Place - Rezoning from SE to TR-U2 for future residential development - Adopted on September 10, 2024 subject to Plan Commission recommendation
- Amending Section 28.045 to change minimum dimensional requirements in the TR-C4 District - Adopted on September 10, 2024 subject to Plan Commission recommendation
- Amending Section 28.071(2)(a)2. related to Downtown Height Requirements to allow affordable student housing to exceed the maximum number of stories - Adopted on September 10, 2024 subject to Plan Commission recommendation

### - Upcoming Matters – October 7, 2024

- ID 84607 & 84010 - 4303 Portage Road - Temp TR-U1 to [Permanent] TR-U1 and Conditional Use - Construct three-story apartment building containing 65-units
- ID 84828 - 6910 Seybold Road - Conditional Use - Construct mixed-use building containing 3,500 sq. ft. of commercial space and two (2) apartments in Urban Design Dist. 2
- ID 84994 - 3450-3614 Milwaukee Street - Final Plat of Starkweather Plat, creating 13 lots for future multi-family residential and mixed-use development and 4 outlots for public uses, and 5 outlots for private uses
- ID 84995 - 702 W Olin Avenue - Conditional Use - Request to exceed 1,000 square-foot area limit on accessory buildings on a residential parcel to allow construction of second accessory building
- ID 84996 - 1902 S Stoughton Road - Conditional Use - Convert retail building into a single-family residence
- ID 85058 - Amending Sections 28.132 and 28.138 of the Zoning Code related to Lakefront Encroachments to codify lakefront yard policy and add detail

### - Upcoming Matters – October 21, 2024

- ID 84997, TBD, 84998 & 85000 - 2430-2450 E Washington Avenue and 10-16 N Seventh Street - Demolition Permit, TR-C4 to TSS, Conditional Use and Certified Survey Map Referral - Demolish auto repair business, mixed-use building, single-family residence, and two (2) two-family residences to construct a five-story mixed-use building with 260 square feet of commercial space and 76 apartments on one lot in Urban Design Dist. 5
- ID 85001, TBD & 85032 - 623 Schewe Road and 10122 White Fox Lane - Demolition Permit, Temp. A to TR-P, Preliminary Plat and Final Plat - Demolish single-family residence and The Crest at Eagle Trace plat, creating 45 lots for single-family and two-family dwellings and one outlot for public stormwater management
- ID 85182 - 8402 Castle Pines Drive - Conditional Use to allow existing single-family residence to be used as a family daycare
- ID 85183 - 961-967 S Park Street - Conditional Use to allow limited production and processing in existing commercial building
- ID 85184 - 222 W Gorham Street - Conditional Use to convert restaurant-nightclub to 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 81428, Registrants for 2024 Plan Commission Meetings.