



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 2, 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: 817 3013 6288

****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 18, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1132531&GUID=DB14F2B7-A507-4011-802D-C5EED0E7DB5F](https://madison.legistar.com/View.ashx?M=M&ID=1132531&GUID=DB14F2B7-A507-4011-802D-C5EED0E7DB5F)

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, December 16, 2024 and January 13, 2025 at 5:30 p.m. (Virtual)

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

2. [85651](#) 8102 Wellness Way/ 8198 McKee Road (District 7): Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for the establishment, improvement, or modification of a primary use occurring outside of an enclosed building, to allow installation of various landscaping and gardening improvements and accessory structures associated with an existing hospital (UnityPoint Health-Meriter Child and Adolescent Psychiatry Facility).
3. [85652](#) 2150 Marty Road (District 1): Consideration of a conditional use in the Traditional Residential-Planned District (TR-P) District for a residential building

complex, and consideration of a conditional use in the TR-P District for outdoor recreation, to allow construction of a residential building complex on Lot 218 of approved *Midpoint Meadows* subdivision containing 228 apartments in six buildings with a clubhouse and outdoor pool.

4. [85828](#) 3709 Kinsman Boulevard (District 12): Consideration of a demolition permit to demolish a commercial building.
5. [85830](#) 814-826 North Avenue (District 14): Consideration of a demolition permit to demolish a commercial building.
6. [85831](#) 1810 S Park Street (District 14): Consideration of a demolition permit to demolish a commercial building.
7. [85832](#) 1901-1915 S Park Street (District 14): Consideration of a demolition permit to demolish a commercial building.

Note: Items 8-10 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.

8. [86025](#) 4303 Portage Road (District 17): Consideration of a demolition permit to demolish a single-family residence.
9. [84607](#) Creating Section 28.022-00685 of the Madison General Ordinances to change the zoning of property located at 4303 Portage Road from Temporary TR-U1 (Traditional Residential-Urban 1) District to TR-U1 (Traditional Residential-Urban 1) District. (District 17)
10. [84010](#) 4303 Portage Road (District 17): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a three-story, 65-unit apartment building.

Note: Items 11-13 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. [85416](#) 418, 420, 422, 426, 430, 432, 436, 440, and 444 W Washington Avenue and 413 and 417 W Mifflin Street (District 4): Consideration of a demolition permit to demolish three (3) single-family residences, four (4) two-family residences, three (3) three-family apartment buildings, and one four-unit apartment building.
12. [85418](#) 416-446 W Washington Avenue and 413-417 W Mifflin Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units; and consideration of a conditional use for two stories of additional building height as allowed in MGO Section 28.071(2)(b), all to allow construction of a six-story, 162-unit apartment building.

13. [85420](#) Approving a Certified Survey Map of property owned by CRG Acquisition, LLC located at 416-446 W Washington Avenue and 413-417 W Mifflin Street (District 4).

Note: Items 14 and 15 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.

14. [85814](#) Creating Section 28.022-00696 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to TR-P (Traditional Residential-Planned) District and creating Section 28.022-00697 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District and creating Section 28.022-00698 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to NMX (Neighborhood Mixed Use) District and creating Section 28.022-00699 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to CC-T (Commercial Corridor-Transitional) District . (District 1)

15. [85415](#) Approving the preliminary plat of the *Hill Valley* on property addressed as 940-1050 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail (District 1).

Note: Items 16 and 17 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.

16. [85829](#) 810 and 818 W Badger Road (District 14): Consideration of a demolition permit to demolish two commercial buildings.

17. [85815](#) Creating Section 28.022-00700 of the Madison General Ordinances to change the zoning of property located at 802-818 West Badger Road and 825 Hughes Place from SR-V1 (Suburban Residential- Varied 1) and CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District. (District 14)

Note: Items 18 and 19 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.

18. [85816](#) Creating Section 28.022-00701 of the Madison General Ordinances to change the zoning of property located at 6701 McKee Road and 6702 Mader Drive from PD(GDP) (Planned Development-General Development Plan) District to PD (SIP) (Planned Development-Specific Implementation Plan) District. (District 7)

19. [85654](#) Approving a Certified Survey Map of property owned by Mad Grove, LLC located at 6702 Mader Drive/ 6701 McKee Road (District 7).

Urban Design Commission Ordinance Amendment

Note: Item 20 should be referred to May 12, 2025 at the request of staff.

20. [82973](#) Repealing and Recreating Section 33.24 of the Madison General Ordinances related to the Urban Design Commission to implement Phase 1 of planned multi-phase revisions to the UDC ordinance.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- On October 7, 2024, the Plan Commission denied an extraterritorial Certified Survey Map to divide 5048 Thorson Road in the Town of Sun Prairie into two lots. On November 6, 2024, the applicant filed an appeal of the Plan Commission's decision with Dane County Circuit Court.

- Upcoming Matters – December 16, 2024

- ID 85834 - 4845 Tradewinds Parkway - Conditional Use - Construct indoor recreation facility
- ID 86023 - 1917 Moorland Road - Demolition Permit - Demolish single-family residence
- ID 86024 - 2809 Royal Avenue - Conditional Use - Construct private parking facility for veterinary hospital located in the City of Monona

- Upcoming Matters – January 13, 2025

- ID TBD - 709 Northport Drive - Rezoning from SR-C1 to TR-U1 for future multi-building residential and institutional development
- ID 86288 - Zoning Text Amendment - Amending Section 28.022(3)(a) of the Zoning Code to facilitate the incorporation of additional floodplain maps

The Plan Commission may preview these projects online at <https://www.cityofmadison.com/dpcd/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.