



# 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, July 8, 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://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: 880 3772 6223

**\*\*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 ntauwv, cov ntauwv 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 JUNE 24, 2024 REGULAR MEETING

<https://madison.legistar.com/View.ashx?M=M&ID=1132522&GUID=EA54C652-3B32-413E-AD35-A27281CD13C9>

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, July 29 and August 26, 2024 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, July 11, 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.

## NEW BUSINESS

2. [83420](#) Adopting the Sustainability Plan Update and directing staff to implement the recommendations in the plan.

**Agenda continues on the next page >>>**

## PUBLIC HEARINGS

### Development-Related Requests

3. [83902](#) Re-approving the final plat of *The American Center Eastpark Fifth Addition* subdivision on land generally addressed as 4846 Eastpark Boulevard (District 17).
4. [83908](#) Creating Section 28.022-00677 of the Madison General Ordinances to approve an Amended Specific Implementation Plan of a Planned Development District for property located at 702 University Row and 5119 Silvertree Run. (District 19)
5. [83736](#) 2604 Waunona Way (District 14): Consideration of a conditional use to allow construction of an accessory building on a lakefront parcel.
6. [83737](#) 3901 Packers Avenue (District 18): Consideration of an alteration to an approved Planned Mobile Home Park (PMHP) District to allow construction of the remaining phase of the Oak Park mobile home park to include 80 additional manufactured homes.
7. [83738](#) 5152 Spring Court (District 19): Consideration of a conditional use to allow construction of an addition to a single-family residence on a lakefront parcel.
8. [83739](#) 823 E Washington Avenue, 1st Floor (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for a nightclub to allow an approved restaurant-tavern located on the first floor of a hotel to be converted into a nightclub.
9. [83741](#) 823 E Washington Avenue, 8th Floor (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-nightclub to allow an approved restaurant-tavern located on the eighth floor of a hotel to be converted into a restaurant-nightclub.
10. [83753](#) 1705 National Avenue (District 16): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a home occupation with outside employees.

Note: Item 11 should be referred to September 9, 2024 at the request of the applicant.

11. [83269](#) 709-711 E Johnson Street (District 6): Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for an outdoor eating area for a restaurant-tavern tenant in a mixed-use building.

Note: Items 12 and 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.

12. [83271](#) 2008 Waunona Way (District 14): Consideration of demolition permit to demolish the street-facing facade of a single-family residence.
13. [83735](#) 2008 Waunona Way (District 14): Consideration of an alteration to an conditional use to allow construction of an addition to a single-family residence on a lakefront parcel.

Note: Items 14-16 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.

14. [83525](#) 521 E Washington Avenue (District 6): Consideration of a demolition permit to demolish a two-story commercial building.
15. [83526](#) 521 E Washington Avenue (District 6): Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet or more than four stories to allow construction of an eight-story mixed-use building containing approximately 3,800 square feet of office space and 70 apartments.
16. [83530](#) Approving a Certified Survey Map of property owned by LZ, LLC located at 521 E Washington Avenue (District 6).

Note: Items 17-20 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. [83527](#) 306 N Brooks Street (District 8): Consideration of a demolition permit to demolish a lodging house.
18. [83907](#) Creating Section 28.022-00676 of the Madison General Ordinances to change the zoning of property located at 306 North Brooks Street from TR-U2 (Traditional Residential-Urban 2) District to RMX (Regional Mixed-Use) District. (District 8)
19. [83529](#) 306 N Brooks Street (District 8): Consideration of a conditional use in the [Proposed] Regional Mixed-Use (RMX) District for a building exceeding five stories and 78 feet in height; and consideration of a conditional use for a vehicle parking reduction of more than 20 spaces and 25 percent or more of the required parking, to allow construction of a 15-story, 189-unit apartment building.
20. [83531](#) Approving a Certified Survey Map of property owned by LZ Ventures, LLC located at 306 N Brooks Street (District 8).

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Recent Common Council Actions

- 2202 Darwin Road - Official Map Amendment to remove reservation for future public street and Certified Survey Map to create two lots and one outlot in SE zoning and create one outlot to be conveyed to the City for a future public street - Approved on July 2, 2024 subject to Plan Commission recommendation
- 3110 Dairy Drive - Rezone from PD to IL for future redevelopment - Approved on July 2, 2024 subject to Plan Commission recommendation

#### - Upcoming Matters – July 29, 2024

- ID 82973 - Urban Design Commission Code Update Project, Phase 1 Amendment
- ID 83754 & 83909 - 1430-1436 Monroe Street (Parcel: 323 N Breese Ter.) - Demolition Permit and PD(SIP) to Amended PD(GDP-SIP) - Demolish McClain Athletic Center and Camp Randall Sports Center ("The Shell") to allow construction of new three-story, 536,000 gross square-foot indoor athletic training facility and 350-stall parking garage adjacent to Camp Randall Stadium
- ID 83947 - 603 S Whitney Way - PD(GDP) to Amended PD(GDP-SIP) - Construct four-story mixed-use building containing 2,450 square feet of commercial space and 167 apartments
- ID 83946 & 83755 - 4538-4610 E Broadway - Rezoning from IL to SE and Certified Survey Map Referral - Create two lots in SE zoning and an outlot for a future public street
- ID 83756, 83948 & 83759 - 3535-3553 University Avenue - Demolition Permit, Rezoning from PD to CC-T and Conditional Use - Demolish two (2) two-story commercial buildings to construct a five-story mixed-use building containing 1,435 square feet of commercial space and 71 apartments
- ID 84038 - 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
- ID 83960 & 84026 - 901 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence, and construct new single-family residence on lakefront parcel
- ID 83951 - 2928 Barlow Street - Demolition Permit - Demolish single-family residence
- ID 83977 - 2104 City View Drive - Conditional Use for indoor recreation in a multi-tenant building
- ID 83978 - 126 Langdon Street - Conditional Use - Construct five-story, 79-unit apartment building in DR-2 zoning
- ID TBD - 702-726 S High Point Road/ 601-701 S Junction Road - Amend PD(SIP) to allow interior build-out and relocation of entrance for school in a mixed-use building

#### - Upcoming Matters – August 26, 2024

- ID TBD - 204 Price Place - Rezoning from SE to TR-U2 to allow future construction of a five-story, 44-unit apartment 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 81428, Registrants for 2024 Plan Commission Meetings.