



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, June 12, 2023

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://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: 890 0733 6748

****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 MAY 22, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008298&GUID=351B3588-B19D-4531-B04C-4BB633094E71](https://madison.legistar.com/View.ashx?M=M&ID=1008298&GUID=351B3588-B19D-4531-B04C-4BB633094E71)

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, June 26 and July 10, 24, 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.

NEW BUSINESS

2. [77432](#) Adopting the Reiner Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan

The agenda continues on the next page >>

PUBLIC HEARINGS

Development-Related Requests

3. [77013](#) 610 Junction Road; 9th Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) and approval of a conditional use for a restaurant-nightclub, to allow a restaurant-nightclub tenant in a mixed-use building.
4. [77590](#) 5202 High Crossing Boulevard; 17th Ald. Dist.: Consideration of a demolition permit to demolish a movie theater.
5. [77591](#) 6323-6425 Odana Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a complex of seven office buildings

Note: Items 6 and 7 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.

6. [75151](#) Creating Section 28.022-00604 of the Madison General Ordinances to assign permanent zoning of property located at 3440 High Point Road, 20th Alder District, to SR-V2 (Suburban Residential - Varied 2) District.
7. [77589](#) 1115 S High Point Road; 20th Ald. Dist.: Consideration of a conditional use in the [Proposed] Suburban Residential-Varied 2 (SR-V2) District for dwelling units in a mixed-use building; consideration of a conditional use in the SR-V2 District for a daycare center; consideration of a conditional use in the SR-V2 District for a building or structure exceeding 10,000 square feet in floor area, and consideration of a conditional use in the SR-V2 District for outdoor recreation, all to allow construction of an addition to an existing adult family home to create a mixed-use building that will add 19 apartments and a daycare center to the existing home and accessory outdoor pool.

Note: Items 8-11 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. [76899](#) 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.: Consideration of a demolition permit to demolition of 10 residential buildings for a proposed residential redevelopment.
9. [77208](#) SUBSTITUTE: Creating Section 28.022-00628 of the Madison General Ordinances to change the zoning of property located at 437-445 West Johnson Street, 430-440 West Dayton Street, and 215-221 North Bassett Street, 4th Alder District, from PD (Planned Development) and DR2 (Downtown Residential 2) District to UMX (Urban Mixed-Use) District.

10. [76900](#) 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.: Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) 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 in the UMX District for outdoor recreation, all to allow construction of a 12-story apartment building with 232 units.
11. [76903](#) Approving a Certified Survey Map of property owned by Core Madison Bassett, LLC located at 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.

Subdivision Regulations Update

Note: The discussion of the proposed amendments to the Subdivision Regulations on June 12 will include an overview of the update by staff, an opportunity for the Plan Commission to take public comment on the proposed ordinance revisions, and discussion of the ordinance by the Commission, including any additional information it needs before it can make its recommendation. Following the staff overview, public comment period, and discussion, the Plan Commission should continue (not close or recess) the public hearing and refer the ordinance to its June 26 meeting, at which time a recommendation by the Commission may be appropriate.

The Board of Public Works is scheduled to review the ordinance on June 21; the Common Council is tentatively scheduled to consider the ordinance on July 11, 2023. The Transportation Commission reviewed the ordinance on June 7; their recommendation will be available at the June 26 Plan Commission meeting.

12. [78130](#) Repealing and Recreating Section 16.23 of the Madison General Ordinances to Update Land Subdivision Regulations.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- Preliminary Plat and Final Plat of Acacia Ridge Replat No. 4 - Approved by the Common Council on June 6, 2023 subject to the Plan Commission recommendation
- Final Report of the Task Force on Farmland Preservation - Adopted by the Common Council on June 6, 2023
- Comprehensive Plan - 2023 Progress Update - Adopted by the Common Council on June 6, 2023
- Public Participation Plan for the 2023 Comprehensive Plan Interim Update - Adopted by the Common Council on June 6, 2023

- Upcoming Matters – June 26, 2023

- Election of Plan Commission Chair and Vice-Chair
- Plan Commission Appointments to Joint Campus Area Committee and Transportation

Commission

- Adj. to 2550 Woods Road - Annexation of City-owned parcel from the Town of Verona
- Zoning Text Amendment - Amend MGO Sections 9.29 and 28.151 to update regulations for Tourist Rooming Houses.
- 428-444 State Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish three buildings to construct six-story tall mixed-use building adjacent to Lisa Link Peace Park with up to 6,445 square feet of commercial space and 26 apartments on one lot
- 4687 Verona Road - Demolition Permit and Conditional Use - Demolish and reconstruct restaurant with vehicle access sales and service window
- 4953 Hoepker Road - Demolition Permit - Demolish single-family residence
- 5106 Spring Court - Conditional Use - Construct accessory building with accessory dwelling unit on lakefront lot
- 5048 Thorson Road - Extraterritorial Certified Survey Map to create two lots in the Town of Sun Prairie
- 4711 Eastpark Boulevard - Conditional Use - Construct four-story, 124 room hotel

- Upcoming Matters – July 10, 2023

- 702-750 University Row - PD to Amended PD(GDP-SIP) and Certified Survey Map Referral - Amend University Crossing General Development Plan and approve Specific Implementation Plan to construct four-story, 180,000 sq. ft. addition to existing medical clinic and 830-stall parking garage and re-divide 3 lots into 2 by CSM
- 4102-4602 East Towne Blvd., 43-135 East Towne Mall, et al - Rezone various properties from CC-T and CC to RMX consistent with recommendations in Greater East Towne Area Plan (Areas 2 and 3) (Revised zoning polygons)
- 4711 Eastpark Boulevard - Preliminary Plat and Final Plat of The American Center Eastpark Sixth Addition, creating two lots in SEC zoning
- 233 Langdon Street - Conditional Use - Convert apartment building into lodging house
- 2810 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel

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.