



# 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 29, 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>
- 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: 844 7486 8111

**\*\*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 JULY 8, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1132523&GUID=4B153E9E-A406-492E-BFE0-965B19E5A2F9](https://madison.legistar.com/View.ashx?M=M&ID=1132523&GUID=4B153E9E-A406-492E-BFE0-965B19E5A2F9)

## SCHEDULE OF MEETINGS

Regular Meetings:  
- Monday, August 26 and September 9, 23, 2024 at 5:30 p.m. (Virtual Meetings)

## 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

### Urban Design Commission Ordinance Amendment

Note: Item 2 should be referred to December 2, 2024 at the request of staff and pending a recommendation by the Urban Design Commission.

2. [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.

## PUBLIC HEARINGS

### Zoning Text Amendments

3. [84038](#) Amending Sections 28.071(3)(a)1 and 28.074(6) of the Madison General Ordinances related to parking to prohibit surface parking in the Downtown Core (DC) District.

### Development-Related Requests

4. [83947](#) Creating Section 28.022-00681 of the Madison General Ordinances to amend a Planned Development (PD) District General Development Plan (GDP) for property located at 603 South Whitney Way and creating Section 28.022-00682 to approve a Specific Implementation Plan (SIP). (District 11)

Note: Item 5 should be referred to August 26, 2024 pending a recommendation by the Landmarks Commission

5. [83951](#) 2928 Barlow Street (District 5): Consideration of a demolition permit to demolish a single-family residence.
6. [83977](#) 2104-2136 City View Drive (District 17): Consideration of a conditional use to allow indoor recreation in a multi-tenant building.
7. [84333](#) 702-726 S High Point Road and 601-701 S Junction Road (District 1): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to approve a new entrance location for a private school tenant in the existing Holy Name Heights/ Bishop O'Connor Center mixed-use development.

Note: Items 8 and 9 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. [83960](#) 901 Woodward Drive (District 18): Consideration of a demolition permit to demolish a single-family residence.
9. [84026](#) 901 Woodward Drive (District 18): Consideration of a conditional use to construct a single-family residence on a lakefront parcel.

Note: Items 10 and 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.

10. [83978](#) 126 Langdon Street (District 2): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) dwelling units to allow construction of a five-story,

79-unit apartment building.

11. [84330](#) Approving a Certified Survey Map of property owned by 126 Langdon St, LLC located at 126 Langdon Street (District 2).

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. [83754](#) 1430-1436 Monroe Street (District 5): Consideration of a demolition permit to demolish the McClain Athletic Center and Camp Randall Sports Center ("The Shell").
13. [83909](#) Creating Section 28.022-00678 of the Madison General Ordinances to change the zoning of property located at 1430-1436 Monroe Street (part of 323 North Breese Terrace) from PD(SIP) (Planned Development-Specific Implementation Plan) District to Amended PD(GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00679 to change the zoning from Amended PD(GDP) (Planned Development-General Development Plan) District to PD(SIP) (Planned Development-Specific Implementation Plan). (District 5)

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. [83756](#) 3535-3553 University Avenue (District 5): Consideration of a demolition permit to demolish two (2) two-story commercial buildings.
15. [83948](#) Creating Section 28.022-00683 of the Madison General Ordinances to change the zoning of property located at 3535-3553 University Avenue from PD (Planned Development) District to CC-T (Commercial Corridor-Transitional) District. (District 5)
16. [83759](#) 3535-3553 University Avenue (District 5): Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District to modify the required rear yard height transition to a residential district to allow construction of a five-story mixed-use building containing 1,435 square feet of commercial space and 71 apartments in Urban Design Dist. 6, Transit-Oriented Development Overlay District.

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. [83946](#) Creating Section 28.022-00680 of the Madison General Ordinances to change the zoning of property located at 4538-4610 East Broadway from IL (Industrial-Limited) District to SE (Suburban Employment) District. (District 16)

18. [83755](#) Approving a Certified Survey Map of property owned by Summit Credit Union and 401 North Third Street NV, LLC located at 4538-4610 E Broadway (District 16).

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Recent Common Council Actions

- 306 N Brooks Street - Rezoning from TR-U2 to RMX to allow construction of a 15-story, 189-unit apartment building - Approved on July 16, 2024 subject to Plan Commission recommendation
- 702 University Row and 5119 Silvertree Run - Amended PD(SIP) to re-approve use of existing 300-stall temporary parking lot - Approved on July 16, 2024 subject to Plan Commission recommendation
- 4846 Eastpark Boulevard - Re-Approval of American Center Eastpark Fifth Addition final plat - Approved on July 16, 2024 subject to Plan Commission recommendation
- Also on July 16, 2024, the appeal of the Plan Commission's June 10 approval of conditional uses for 6610-6716 Old Sauk Road failed to obtain the 14 votes needed to modify or overturn the Commission's decision

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

- ID TBD - 204 Price Place - Rezoning from SE to TR-U2 to construct five-story, 44-unit apartment building
- ID 84329 - Amending Section 28.045 to change minimum dimensional requirements in the TR-C4 District

#### - Upcoming Matters – September 9, 2024

- ID 83269 - 709-711 E Johnson Street - Conditional Use for an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID TBD and 84010 - 4303 Portage Road - Rezoning from Temp TR-U1 to [Permanent] TR-U1 and Conditional Use - Construct three-story apartment building containing 65-units on one lot
- ID 84492 - 1202 S Park Street - Conditional Use and Certified Survey Map Referral - Construct five-story mixed-use building on one lot in Urban Design Dist. 7
- ID 84451 & 84452 - 223-225 W Gilman Street - Demolition Permit and Conditional Use - Demolish residential building to construct addition to Rohr Chabad House
- ID TBD - 905 Huxley Street - TR-U2 to RMX and Preliminary Plat and Final Plat of Huxley Yards Subdivision, creating two residential lots, including one to be developed with a five-story, 50-unit apartment building with detached garages
- ID 84010 - 4303 Portage Road - Temp TR-U1 to [Permanent] TR-U1 and Conditional Use - Construct three-story apartment building containing 65-units

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.