



# 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 18, 2023

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: 819 2560 5870

**\*\*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 AUGUST 28, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1008304&GUID=0D0FBB19-E3A5-4401-9AE8-8E9143A13A25](https://madison.legistar.com/View.ashx?M=M&ID=1008304&GUID=0D0FBB19-E3A5-4401-9AE8-8E9143A13A25)

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, October 2, 30 and November 13, 27, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, December 7, 2023 at 5:00 p.m. (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.

## ROUTINE BUSINESS

The following items listed in this section of the agenda are referred to the Plan Commission pursuant to Section 62.23 of Wisconsin Statutes and Section 16.01 of Madison General Ordinances, which generally require that:

- The Common Council shall refer any question concerning the location and architectural design of any public building; the location of any statue or other memorial; the location, extension, widening, enlargement, ornamentation, and parking of any street, parkway, boulevard, park, playground, or other memorial or public grounds within the City to the Plan Commission for its consideration and report before final action is taken thereon by the Council.

- The Common Council shall refer any question concerning the location of any public building and the location, extension or widening of any street, park or other public grounds within the City to the Plan Commission for its consideration and report regarding consistency with the City's comprehensive plan before final action is taken.

- The City, acting through the Plan Commission or otherwise, may acquire by gift, purchase or condemnation any lands within or without its corporate limits for establishing, laying out, widening, enlarging, extending and maintaining memorial grounds, streets, squares, parkways, boulevards, parks, playgrounds, sites for public buildings, and reservations in and about and along and leading to any or all of the same and after the establishment, layout and completion of such improvements, may convey any such real estate thus acquired and not necessary for such improvements, with reservations concerning the future use and occupation of such real estate, so as to protect such public works and improvements and their environs, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare.

2. [79381](#) Authorizing the execution of a Release of a Reservation for a Future Street as granted over Lot 2 of Certified Survey Map No. 555, now in the City of Fitchburg (adjacent to City of Madison District 14).

## NEW BUSINESS

3. [79226](#) Creating a Housing Taskforce addressing Madison's affordable housing shortage and other related housing issues

## PUBLIC HEARINGS

### Development-Related Requests

Note: Items 4-6 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.

4. [77207](#) Creating Section 28.022-00626 of the Madison General Ordinances to change the zoning of various properties located in the northeastern quadrant of the Acacia Ridge subdivision generally addressed as 606-614 Little Dove Trail and 9205-9229 Silver Maple Drive, 1st Alder District, from TR-C3 (Traditional Residential-Consistent 3) District to TR-P (Traditional Residential-Planned) District.
5. [77375](#) 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-9242 Gentle Feather Road, and various other parcels in the Acacia Ridge subdivision; 1st Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the Acacia Ridge subdivision to reflect the proposed *Acacia Ridge Replat No. 5* subdivision.

6. [76590](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 5* on property generally addressed as 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-9242 Gentle Feather Road, et al; 1st Ald. Dist.

Note: Items 7-9 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.

7. [79317](#) 1412 Pflaum Road; District 15: Consideration of a demolition permit to demolish an auto service station and convenience store
8. [79318](#) 1412 Pflaum Road; District 15: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a car wash
9. [79335](#) Approving a Certified Survey Map of property owned by E & K Land, LLC located at 1412 Pflaum Road; District 15.

Note: Items 10-12 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.

10. [79319](#) 680 Grand Canyon Drive; District 19: Consideration of a demolition permit to demolish a multi-tenant commercial building
11. [79320](#) 680 Grand Canyon Drive; District 19: Consideration of a conditional use in the Commercial Center (CC) District for dwellings in a mixed-use building (49-60 units) to allow construction of a four-story mixed-use building with 185 square feet of commercial space and 60 apartments.
12. [79336](#) Approving a Certified Survey Map of property owned by 680 Canyons, LLC located at 680 Grand Canyon Drive; District 19.
13. [79018](#) 131 W Wilson Street; District 4: Consideration of an alteration to an approved conditional use in Urban Mixed-Use (UMX) zoning to approve amended plans for exterior lighting on a 15-story, 263-unit apartment building.
14. [79321](#) 339 W Gorham Street; District 4: Consideration of a conditional use in an approved PD(SIP) (Planned Development District-Specific Implementation Plan) for a nightclub on the first floor of a mixed-use building.
15. [79322](#) 1108 Post Road; District 14: Consideration of a conditional use in the Industrial-General (IG) District for an arts, technical, or trade school to allow dog training.
16. [79323](#) 2417 Hoard Street; District 12: Consideration of a demolition permit to demolish a single-family residence

17. [79324](#) 617 Knickerbocker Street; District 13: Consideration of a demolition permit to demolish a single-family residence
18. [79325](#) 6302 Odana Road; District 19: Consideration of a conditional use in the Suburban Employment (SE) District for a hotel to allow an office building to be converted into a hotel with 15 rooms/suites.
19. [79524](#) Creating Section 28.022-00627 of the Madison General Ordinances to change the zoning at property located at 6853 McKee Road from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District. (District 7)

## UNFINISHED BUSINESS

- Continuation of the September 7, 2023 discussion and direction to staff regarding proposed amendments

20. [79621](#) 2023 Comprehensive Plan Interim Update

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Recent Common Council Actions

- 970 N Gammon Road - Rezoning from PD to LMX - Adopted on September 5, 2023 subject to Plan Commission recommendation
- 232 N Park Street, 209 Bernard Court, 911-923 Clymer Place, 908 W Dayton Street & 207 N Brooks Street - Rezoning from TR-U2 to CI and Amended CI District Master Plan re: Levy Hall - Adopted on September 5, 2023 subject to Plan Commission recommendation

#### - Upcoming Matters – October 2, 2023

- 139 W Wilson Street - Demolition Permit and Conditional Use - Demolish apartment building and construct 16-story apartment building with 320 units in UMX zoning
- 248 East Hill Parkway - PD to TR-C3 and Amended PD and Preliminary Plat and Final Plat of Third Addition to Reston Heights, creating five single-family lots, one lot for an existing apartment complex, and one outlot for public stormwater management
- 2102-2202 Darwin Road - Demolition Permit, PMHP to SE, Certified Survey Map Referral, and Conditional Use - Demolish single-family residence at 2102 Darwin Road, create two lots and one outlot in SE zoning, and construct auto rental business on proposed Lot 2
- 3100 E Washington Avenue - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish car sales facility to construct a five-story apartment building with 192 units on one lot
- 1915-1917 S Stoughton Road - Conditional Use - Construct expansion of general manufacturing facility (brewery and distillery)
- 505 S Gammon Road - Conditional Use - Convert general retail business into bank with vehicle access sales and service window
- 617 W Lakeside Street - Demolition Permit - Demolish street-facing façade of

single-family residence

**- Upcoming Matters – October 30, 2023**

- 4716 Sheboygan Avenue - Amended PD(GDP) and PD(SIP) - Amend General Development Plan for Madison Yards at Hill Farms and approve Specific Implementation Plan to construct a five-story, 145-room hotel

- 602-1202 Boyer Street, 601-1103 Boyer Street and 8825 Nelson Crossing - EC and CN to SE and CN, and

Final Plat Re-Approval - Rezoning University Research Park–Pioneer 1st Addition Replat, and re-approving the final plat to create 9 lots for future employment, 3 outlots for private open space and 2 outlots for stormwater management, and replat Boyer Street

- 2124-2216 Waters Edge Trl, 5-25 Spittlebug Circle, et al - TR-P Amendment, Preliminary Plat, and Final Plat of Village at Autumn Lake Replat No. 7, replatting 28 single-family lots into 17 single-family lots and 20 lots for 10 two-family twin homes

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.