



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 12, 2022

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>
- 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: 840 8568 6995

****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 NOVEMBER 21, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900191&GUID=9499927D-C6EC-4B68-BC6C-2842A5E05EB5](https://madison.legistar.com/View.ashx?M=M&ID=900191&GUID=9499927D-C6EC-4B68-BC6C-2842A5E05EB5)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, January 9, 23 and February 13, 27, 2023 at 5:30 p.m.

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. [74641](#) Authorizing the City of Madison Planning Division to prepare the West Area Plan
3. [74926](#) This resolution approves a Complete Green Streets Policy to incorporate Complete Green Streets principles of street design for all modes of transportation into public way improvements and project phases.

PUBLIC HEARINGS

Annexation

4. [74681](#) Creating Section 15.01(652) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" annexing to the 16th Alder District the property located at 3103-3111 Luds Lane and 3562 CTH AB in the Town of Cottage Grove, creating Section 15.02(155) of the Madison General Ordinances to annex the property to Ward 155, amending 15.03(16) to add Ward 155 to Alder District 16, and assigning a temporary zoning classification of Temporary A (Agricultural) District.

Development-Related Requests

5. [74623](#) Creating Section 28.022-00598 of the Madison General Ordinances to change the zoning of property located at 330 West Mifflin Street, 4th Alder District, from PD (Planned Development) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00599 to approve a Specific Implementation Plan.

Note: Items 6-8 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. [74054](#) 415 N Lake Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish a parking structure
7. [74426](#) Creating Section 28.022-00596 of the Madison General Ordinances to rezone property located at 415 North Lake Street, 2nd Alder District, from UMX (Urban Mixed Use) District to PD (GDP) Planned Development (General Development Plan) and creating Section 28.022-00597 to approve a Specific Implementation Plan.
8. [74055](#) 415 N Lake Street; 2nd Ald. Dist.: Consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit to allow construction of a sixteen-story mixed-use building containing an inter-city bus terminal, approximately 500-stall parking garage, and 250 dwelling units.

Note: Items 9-11 are related and should be referred to January 9, 2023 pending a recommendation by the Urban Design Commission

9. [74259](#) 6604 Odana Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a theater

10. [74624](#) Creating Section 28.022-00600 of the Madison General Ordinances to change the zoning of property located at 6604 Odana Road, 19th Alder District, from CC (Commercial Center) District to CC-T (Commercial Center-Transitional) District.
11. [74260](#) 6604 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for a mixed-use building containing greater than 60 dwelling units, and consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet in height; all to allow the construction of a six-story mixed-use building containing approximately 2,200 square feet of commercial space and 87 apartments

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. [74626](#) Creating Section 28.022-00601 of the Madison General Ordinances to change the zoning of property located at 5651 Tradesmen Drive, 16th Alder District, from IL (Industrial-Limited) District to IG (Industrial-General) District.
13. [74264](#) 5651 Tradesmen Drive; 16th Ald. Dist.: Consideration of a conditional use in the [Proposed] Industrial-General (IG) District for a junkyard to allow construction of a metal recycling facility

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. [74065](#) Approving a Certified Survey Map of property owned by The Kraft Heinz Foods Company and Lincoln Avenue Capital addressed as 2007 Roth Street; 12th Ald. Dist.
15. [74056](#) 2007 Roth Street; 12th Ald. Dist. (Lot 1 of proposed Certified Survey Map): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units to allow construction of a six-story, 250-unit apartment building.
16. [74721](#) 2007 Roth Street; 12th Ald. Dist. (Lot 2 of proposed Certified Survey Map): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units; consideration of a conditional use in the TR-U2 District for a building taller than six stories in height; and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a seven-story, 303-unit apartment building.

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. [74536](#) 1605 Fremont Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence
18. [74545](#) Approving a Certified Survey Map of property owned by Common Wealth Development located at 1605 Fremont Avenue; 12th Ald. Dist.

Note: Item 19 should be referred to January 23, 2023 at the request of the applicant and pending a recommendation by the Urban Design Commission

19. [72210](#) 1801-1841 Northport Drive; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window, and consideration of a conditional use to allow construction of a new building in a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use, all to allow construction of a one-story coffee shop with vehicle access sales and service window
20. [74537](#) 2526 Lake Mendota Drive; 5th Ald. Dist.: Consideration of a conditional use in the Conservancy (CN) District for a water pumping station and reservoir to allow construction of an addition to Madison Water Utility Unit Well No. 19.
21. [74538](#) 629 Spruce Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence
22. [74539](#) 2814 Syene Road; 14th Ald. Dist.: Consideration of a conditional use for an arts/ technical/ trade school (canine obedience school) in IL (Industrial-Limited District) zoning.

Note: Item 23 should be referred to January 9, 2023 pending a recommendation by the Landmarks Commission

23. [74540](#) 3809 E Washington Avenue; 3rd Ald. Dist.: Consideration of a demolition permit to demolish a financial institution
24. [74541](#) 6209 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a multi-family dwelling on the Oakwood Village University Woods campus

Zoning Text Amendments

25. [74674](#) Amending Section 28.022(3)(c) of the Madison General Ordinances to Update City Floodplain Maps.

26. [74680](#) Amending Sections of Chapter 28 of the Madison General Ordinances to change Land Use Approval expirations and extensions.
27. [74703](#) Amending Sections within Chapter 28 of the Madison General Ordinances to implement the new Transit Orientated Development (“TOD”) Overlay District.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Annual Statement of Interest Forms

** Note: The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms are due on January 3, 2023. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- 432 S Junction Road - Rezoning City-owned land from A to SE for future Bus Rapid Transit terminal and park and ride - Adopted on December 6 subject to Plan Commission recommendation

- Upcoming Matters – January 9, 2023

- Adopting the Shady Wood Neighborhood Development Plan
- 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
- 118 W Wilson Street - Amended PD(GDP-SIP) - Construct six-story jail addition to Dane County Public Safety Building
- 310-322 E Washington Avenue - Demolition Permit and UMX to PD(GDP-SIP) - Demolish place of worship to construct ten-story mixed-use building with 16,000 square feet of non-residential space and 130 apartments in Urban Design Dist. 4
- 131 W Wilson Street - Conditional Use and Certified Survey Map Referral - Construct 15-story, 263-unit apartment building on one lot
- Zoning Text Amendment - Amending Supplemental Regulations within Section 28.151 and Definitions within Section 28.211 to update definitions of “Family”.
- 2300 S Park Street - Conditional Use - Construct six-story parking garage at Village on Park in Urban Design Dist. 7
- 304 Lakota Way - Conditional Use - Construct residential building complex containing 20 apartments in five buildings
- 2412 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence to construct new residence on lakefront parcel

- Upcoming Matters – January 23, 2023

- 4205 Portage Road - Conditional Use and Certified Survey Map Referral - Construct residential building complex containing 484 apartments in five buildings and divide property into four lots by CSM
- 4522 E Washington Avenue - Demolition Permit and Conditional Use - Demolish commercial building to construct two commercial buildings in Urban Design Dist. 5,

including one with a vehicle access sales and service window

- 6853 McKee Road - PD to Amended PD(GDP) - Amend Maple Grove-McKee General Development Plan to allow future construction of mixed-use, multi-family, and commercial buildings
- 1309-1311 Theresa Terrace - SR-C3 to SR-V1 and Demolition Permit - Demolish two-family residence and rezone to allow construction of three-unit single-family attached dwelling
- 1401-1403 Theresa Terrace - SR-C3 to SR-V1 and Demolition Permit - Demolish two-family residence and rezone to allow construction of three-unit single-family attached dwelling
- 4846 Eastpark Boulevard - SEC to TR-U2 and CC-T and Preliminary Plat and Final Plat of The American Center Eastpark Fifth Addition, creating two lots for future mixed-use development, seven lots for future multi-family development, one outlot for private parkland, and one outlot for public stormwater management
- 2015 Winnebago Street - Conditional Use for a tasting room
- 5978 Portage Road - Extraterritorial Certified Survey Map to create two lots in the Town of Burke

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 69103, Registrants for 2022 Plan Commission Meetings.