



# 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 10, 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: 823 2934 1192

**\*\*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 JUNE 22, 2023 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1055039&GUID=C87C7579-DA02-497C-BDA1-AD49DEA41C92](https://madison.legistar.com/View.ashx?M=M&ID=1055039&GUID=C87C7579-DA02-497C-BDA1-AD49DEA41C92)

## MINUTES OF THE JUNE 26, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1008300&GUID=BAB9DB70-D1AD-4C6D-AFF2-4D478A04ABBD](https://madison.legistar.com/View.ashx?M=M&ID=1008300&GUID=BAB9DB70-D1AD-4C6D-AFF2-4D478A04ABBD)

## SCHEDULE OF MEETINGS

Regular Meetings:  
- Monday, July 24 and August 7, 28, 2023 at 5:30 p.m. (Virtual)

Special Meeting:  
- Thursday, September 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.

## SPECIAL ITEM OF BUSINESS

2. [78691](#) WisDOT I-39/90/94 Study

## PUBLIC HEARINGS

### Zoning Text Amendments

3. [78322](#) Amending Section 28.104(7)(c) of the Madison General Ordinances to add an exception to height and story minimum requirements.

### Annexation

4. [78402](#) Creating Section 15.01(655) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" annexing to the 1st Alder District the property located adjacent to 2550 Woods Road in the Town of Verona, creating Section 15.02(158) of the Madison General Ordinances to annex the property to Ward 158, amending 15.03(1) to add Ward 158 to Alder District 1, and assigning a temporary zoning classification of Temp-A (Agricultural) District.

### Greater East Towne Area Plan Implementation

Note: Item 5 should be placed on file without prejudice at the request of staff

5. [77249](#) Creating Section 28.022-00623 of the Madison General Ordinances to change the zoning of 3801, 3809, 3813, and 3859 E Washington Avenue; and 3909, 3913, and the northwesterly portion of 3917 Lien Road, 17th Alder District, from CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District.
6. [77250](#) SUBSTITUTE: Creating Section 28.022-00624 of the Madison General Ordinances to change the zoning of various properties located at 1753, 1754, 1798, and 1799 Thierer Road; 1745 Parkside Drive; 4201 E Washington Avenue; 4102-4202 and 4302-4602 East Towne Boulevard; 2627-2651 East Springs Drive; and 4802-4814 Annamark Drive, 17th Alder District, from CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00625 of the Madison General Ordinances to change the zoning of all or portions of property generally addressed as 43, 53, 89, and 135 East Towne Mall; and 4301, 4323, 4505, and 4601 East Towne Boulevard; 17th Alder District, from CC (Commercial Center) District to RMX.

### Development-Related Requests

7. [77013](#) 610 Junction Road; District 9: 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.

8. [77935](#) 5106 Spring Court; District 19: Consideration of a conditional use to construct an accessory building on a lakefront parcel
9. [77938](#) Approving the preliminary plat and final plat of *The American Center Eastpark Sixth Addition* on property addressed as 4711 Eastpark Boulevard in District 17.
10. [78189](#) 233 Langdon Street; District 2: Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a lodging house to allow a 12-unit apartment building to be converted into a 24-bedroom lodging house

Note: Items 11-12 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.

11. [78190](#) 2810 Waunona Way; District 14: Consideration of a demolition permit to demolish a single-family residence
12. [78191](#) 2810 Waunona Way; District 14: Consideration of a conditional use to allow a new single-family residence detached accessory building to be constructed on a lakefront property; and consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for a total area of accessory buildings measured at ground floor that exceeds 1,000 square feet, all to allow construction of a new single-family residence and detached garage on a lakefront parcel already developed with a boathouse

Note: Items 13-14 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.

13. [78331](#) Creating Section 28.022-00630 of the Madison General Ordinances to change the zoning of property located at 702-750 University Row, 19th Alder District, amending the PD(GDP) Planned Development (General Development Plan), and creating Section 28.022-631 to approve a Specific Implementation Plan.
14. [77937](#) Approving a Certified Survey Map of property owned by the University of Wisconsin Hospitals and Clinics Authority and GI Clinic, LLC located at 702-750 University Row and 5119 Silvertree Run; 19th Ald. Dist.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Staff Overview of Upcoming Plan-Related Public Meetings**

**- Upcoming Matters - July 24, 2023**

- Annexation of approximately 182 acres of Dane County-owned land from the Town of Cottage Grove
- 18-30 N Carroll Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two commercial buildings and a museum to construct a new five-story museum (Wisconsin History Center) on one lot
- 102 Dempsey Road - Conditional Use - Construct generator at Madison Water Utility Well 11
- 5132 Voges Road - Conditional Use - Construct additional building for Dane County Humane Society
- 314 Junction Road - PD(SIP) Alteration to allow animal daycare in a tenant space in a mixed-use building
- 526 Pinney Street - Conditional Use - Construct four-story mixed-use building with 2,215 square feet of commercial space and 138 apartments

**- Upcoming Matters - August 7, 2023**

- 1609 S Park Street - Conditional Use - Renovate building into coffee shop and reconstruct vehicle access sales and service window in Urban Design Dist. 7
- 970 N Gammon Road - PD to LMX to allow one-story former daycare center to be converted into service business
- 925-995 Applegate Road - Demolition Permit - Demolish two commercial buildings
- 1145 N Sherman Avenue - Conditional Use for a nightclub tenant in existing multi-tenant commercial 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 75227, Registrants for 2023 Plan Commission Meetings.