



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, October 24, 2022

5:30 PM

****Virtual Meeting****

The City of Madison is holding this Plan Commission meeting virtually to help protect our community during the Coronavirus (COVID-19) pandemic.

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: 832 3941 8826

****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 OCTOBER 3, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900193&GUID=24D3CA92-4FDF-4539-93F3-D887B1F6FC66](https://madison.legistar.com/View.ashx?M=M&ID=900193&GUID=24D3CA92-4FDF-4539-93F3-D887B1F6FC66)

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, November 7, 21 and December 12, 2022 at 5:30 p.m.

Special Meeting:

- Thursday, December 8, 2022 at 5:00 p.m.; Location to be announced.

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. [74067](#) Shady Wood Neighborhood Development Plan Update

PUBLIC HEARINGS

Zoning Map Amendment & Related Requests

Note: Items 3-6 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.

3. [73363](#) 117-125 N Butler Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish multi-family dwellings at 117, 123 and 125 N Butler Street.
4. [73643](#) Creating Section 28.022-00591 of the Madison General Ordinances to change the zoning of property located at 117-125 N Butler Street, 2nd Alder District, from DR1 (Downtown Residential 1) District to DR2 (Downtown Residential 2) District.
5. [73364](#) 117-125 N Butler Street; 2nd Ald. Dist.: Consideration of a conditional use in the [Proposed] Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow construction of a four-story, 32-unit apartment building
6. [73373](#) Approving a Certified Survey Map of property owned by 119 N Butler Street, LLC located at 117-125 N Butler Street; 2nd Ald. Dist.

Conditional Use Requests & Demolition Permits

7. [73359](#) 2403 East Springs Drive; 17th Ald. Dist.: Consideration of a conditional use for a planned multi-use site with 40,000 square feet or more of floor area of which 25,000 square feet or more is designed as retail, a hotel or motel; consideration of a conditional use for a reduction as allowed by MGO Section 28.141(13), which requires a lodging development with between 50,001 and 200,000 square feet of floor area to have two (2) loading spaces of at least 10-foot by 50-foot located outside of an aisle and maneuvering space, all to allow construction of a five-story, 219-room hotel.

Note: Item 8 should be referred to November 21, 2022 at the request of the applicant.

8. [73360](#) 1824 S Park Street; Urban Design Dist. 7; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a restaurant-nightclub

Note: Items 9 and 10 should be referred to December 12, 2022 pending a recommendation by the Urban Design Commission on Item 9.

9. [73382](#) 4205 Portage Road; 17th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 dwelling units; consideration of a conditional use in the TR-U1

District for a residential building complex; and consideration of a conditional use in the TR-U1 District for outdoor recreation, all to allow construction of approximately 485 apartments in five buildings with outdoor recreation.

10. [73801](#) Approving a Certified Survey Map of property owned by Hidden Creek Holdings, LLC located at 4205 Portage Road; 17th Ald. Dist.
11. [73816](#) 626 Schewe Road; 9th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

Note: Item 12 should be referred to November 7, 2022 at the request of the applicant.

12. [73817](#) 6101 University Avenue; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school, public or private, to be located in an existing place of worship.

Subdivision

13. [73804](#) Approving the final plat of *University Research Park-Pioneer First Addition Replat* on land generally addressed as 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing; 1st Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 7035-7145 Littlemore Drive - Rezoning Door Creek Park from CN to PR - Adopted subject to Plan Commission recommendation on October 11, 2022
- Zoning Text Amendment - Amending Sec. 28.183(5)(a)6. to allow that the Plan Commission Secretary or District Alder may advise applicants to present at the Urban Design Commission prior to Plan Commission for a conditional use application - Adopted subject to Plan Commission recommendation on October 11, 2022
- Zoning Text Amendment - Amending Table 28L-2 in Section 28.181 and Section 28.206 to Increase Fees - Adopted subject to Plan Commission recommendation on October 11, 2022
- 121 E Wilson Street - Rezoning from UMX to DC and Certified Survey Map Referral to construct fourteen-story mixed-use building on one lot - Adopted subject to Plan Commission recommendations on October 11, 2022
- 7101 US Highways 12 & 18 4502 Brandt Road/ CTH AB - Rezoning from PR to IG, Preliminary Plat and Certified Survey Map for Dane County Sustainability Campus - Adopted subject to Plan Commission recommendations on October 11, 2022
- Zoning Text Amendment - Amending sections of Chapter 28 to allow dwelling units in mixed-use buildings in certain residential districts - Adopted subject to Plan Commission recommendation on October 11, 2022
- Zoning Text Amendment - Amending several sections of Chapter 28 to create "Mission Boxes" as a permitted use in various districts - Adopted subject to Plan Commission recommendation on October 11, 2022

- Upcoming Matters – November 7, 2022

- 219 N Fair Oaks Avenue - Temp. A to TR-U1, Demolition Permit, and Conditional Use - Demolish commercial building to construct four-story, 110-unit apartment building
- 2405 Cypress Way, 825-837 Hughes Place and 810 W Badger Road - SR-V1 and CC-T to CC-T, Demolition Permit, Conditional Use, and CSM Referral - Demolish one-story commercial building to construct two-story, 39,200 square-foot community center and re-divide five parcels into two lots
- 517 Grand Canyon Drive and 6617 Odana Road - CC to CC-T, Conditional Use and CSM Referral - Convert 153-room hotel into mixed-use building with 153 apartments on one lot
- 120-128 N Orchard Street 1313 & 1314 Randall Court - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish a single-family dwelling, two-family dwelling and three multi-family dwellings to construct eight-story, 48-unit apartment building, and create two lots
- 10554 Mineral Point Road - Re-approval of the Final Plat of Westwind, creating 70 single-family lots, four outlots dedicated to the public for stormwater management, and one outlot for future development
- 2202-2320 Darwin Road - Official Map Amendment - Remove reservations for future public streets
- 5122 Spring Court - Conditional Use - Construct addition to single-family residence on lakefront parcel
- 5706 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront parcel
- 5710 Mineral Point Road - Demolition Permit - Demolish office building
- 418 E Wilson Street- Conditional Use for a nightclub tenant with outdoor eating area in existing mixed-use building
- 6706-6714 Odana Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish two commercial buildings to construct four-story mixed-use building with approx. 4,800 sq. ft. of commercial space and 124 apartments on one lot

- Upcoming Matters – November 21, 2022

- Zoning Text Amendment - Repealing MGO Section 28.105, Neighborhood Conservation Overlay Districts
- 415 N Lake Street - UMX to PD, Demolition Permit and Conditional Use - Demolish Lake Street side of State Street-Campus Ramp to construct a 13-story mixed-use building containing a 491-stall parking garage, intercity bus terminal, and 248 apartments
- 2007 Roth Street - Conditional Use–Residential Building Complex and CSM Referral - Construct a six-story, 250-unit apartment building and six-story, 303-unit apartment building and divide parcel into three lots for housing and open space
- 432 S Junction Road - A to SE - Rezoning land for future Bus Rapid Transit terminal and park and ride
- 310-322 E Washington Avenue - Demolition Permit and Conditional Use - 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
- 668 State Street - Conditional Use - Construct four-story addition containing 24 apartment units to existing two-story commercial building
- 508 W Lakeside Street - Conditional Use for a home occupation in a new detached garage
- 255 N Sherman Avenue - Conditional Use - Convert building into restaurant-nightclub and construct outdoor eating area
- 3010 Crossroads Drive - Conditional Use to convert restaurant-tavern into restaurant-nightclub
- 5050 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront

parcel

- 2501-2505 Seiferth Road - Conditional Use and Certified Survey Map Referral -
Construct personal indoor storage facility on one lot

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.