



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, November 4, 2024

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://www.cityofmadison.com/watchPlanCommission>
- 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: 854 9648 4131

****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 21, 2024 REGULAR MEETING

<https://madison.legistar.com/View.ashx?M=M&ID=1132529&GUID=CF0E9440-B814-42F5-A6C4-F16CC3CA33C9>

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, November 18 and December 2, 16, 2024

Note: The special in-person meeting scheduled for November 7, 2024 at 5:00 p.m. was cancelled at the October 21 meeting.

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.

PUBLIC HEARINGS

Development-Related Requests

2. [85319](#) 8421 Mansion Hill Avenue (District 1): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units, and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a four-story, 136-unit apartment building with an accessory outdoor pool.

3. [85408](#) 3441 Burke Avenue (District 15): Consideration of a demolition permit to demolish a single-family residence.
4. [85409](#) 2917 Dairy Drive (District 16): Consideration of a conditional use in the Suburban Employment (SE) District for warehousing and storage to allow construction of a one-story, 14,595 square-foot warehousing and storage facility.

Note: Items 5-8 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.

5. [84997](#) 2430-2450 E Washington Avenue and 10-16 N Seventh Street (District 12): Consideration of a demolition permit to demolish an auto repair business, mixed-use building, single-family residence, and two (2) two-family residences.
6. [85247](#) Creating Section 28.022-00691 of the Madison General Ordinances to change the zoning of property located at 10 and 16 North Seventh Street from TR-C4 (Traditional Residential-Consistent 4) District to TSS (Traditional Shopping Street) District. (District 12)
7. [84998](#) 2430-2450 E Washington Avenue and 10-16 N Seventh Street (District 12): Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District and Transit-Oriented Development (TOD) Overlay District for dwelling units in a mixed-use building with 61-100 units; consideration of a conditional use in the TSS District and TOD Overlay for a mixed-use building with less than 50% of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner; and consideration of a conditional use in the TSS District and TOD Overlay for a building exceeding four stories and 60 feet of height, all to allow construction of a mixed-use building containing 260 square feet of commercial space and 76 apartments.
8. [85000](#) Approving a Certified Survey Map of property owned by Adams Properties, LLC located at 2430-2450 E Washington Avenue and 10-16 N Seventh Street (District 12).

Note: Items 9 and 10 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.

9. [85464](#) Creating Section 28.022-00693 of the Madison General Ordinances to change the zoning of property located at 933 South Holt Circle from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00694 to approve a Specific Implementation Plan. (District 20)
10. [85185](#) 933 S Holt Circle (District 20): Consideration of a conditional use in the Planned Development (PD) District for a Valhalla Valley Addition to High Point Estates to

allow a family daycare home where the licensee, as defined in Wis. Admin. Code Ch. DCF 250, does not reside at, or have its principal place of business at, the family day care home.

Note: Items 11-14 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.

11. [85186](#) 619-699 W Mifflin Street (District 4): Consideration of a demolition permit to demolish two apartment buildings.
12. [85465](#) Creating Section 28.022-00695 of the Madison General Ordinances to change the zoning of property located at 619-699 West Mifflin Street from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 4)
13. [85187](#) 619-699 W Mifflin Street (District 4): Consideration of conditional uses in the [Proposed] Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet and more than four stories; consideration of a conditional use in the UMX District for a multi-family dwelling with greater than eight (8) units; consideration of a conditional use to construct two additional stories in Area D of the "Additional Heights Area Map" in MGO Section 28.071(2)(b); consideration of conditional use in the UMX District for a residential building complex; and consideration of a conditional use in the UMX District for outdoor recreation, all to allow construction of a ten-story, 239-unit apartment building with accessory outdoor pool on the same zoning lot as an existing apartment building.
14. [85193](#) Approving a Certified Survey Map of property owned by Wiedenbeck Historic Properties Limited Partnership located at 619 and 699 W Mifflin Street (District 4).

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 2248-2256 Roth Street - Rezoning from TR-C4 to PR - Adopted on October 29, 2024 subject to the Plan Commission's recommendation
- Zoning Text Amendment - Amending Sections 28.132 and 28.138 of the Zoning Code related to Lakefront Encroachments to codify lakefront yard policy and add detail - Adopted on October 29, 2024 subject to the Plan Commission's recommendation
- 623 Schewe Road and 10122 White Fox Lane - Rezoning from Temp. A to TR-P and the Preliminary Plat and Final Plat of The Crest at Eagle Trace - Adopted on October 29, 2024 subject to the Plan Commission's recommendation

Also on October 29, an appeal of the Plan Commission's September 23, 2024 denial of a demolition permit for 2121 Jefferson Street and 1007 Edgewood Avenue was withdrawn from Common Council consideration by the applicants. The applicants intend to re-file their demolitions for Plan Commission review at an upcoming meeting.

- Upcoming Matters – November 18, 2024

- ID 85410, 85411 & 85625 - 423-427 W Mifflin Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish a single-family residence, a two-family residence, and a four-unit apartment building to construct a four-story, 40-unit apartment building on one lot
- ID 85814 & 85415 - 940-1050 S High Point Road, 1051 S Pleasant View Road and 902 Landmark Trail - Rezoning from Temp. A to TR-P, TR-U1, NMX and CC-T, and Preliminary Plat of Hill Valley, creating 558 single-family lots, 222 lots for 111 two-family dwellings, 68 lots for townhouse units, 4 lots for future multi-family dwellings, 1 lot for future neighborhood commercial, 1 lot for future mixed-use development, 3 outlots to be dedicated for public park, 5 outlots to be dedicated for stormwater management, 1 outlot for private alley, and 3 outlots for private open space
- ID 85416, 85418 & 85420 - 418-446 W Washington Avenue and 413-417 W Mifflin Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish 3 single-family residences, 4 two-family residences, 3 three-family apartment buildings, and one four-unit apartment building to construct a six-story, 162-unit apartment building on one lot
- ID 85636, 85637 & 85653 - 306 S Brearly Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish multi-tenant commercial building to construct six-story mixed-use building with 1,500 square feet of commercial space and 120 apartments on one lot
- ID 85650 - 6717 Odana Road - Conditional Use for an animal boarding facility
- ID 85651 - 8102 Wellness Way/ 8198 McKee Road - Conditional Use Alteration - Construct accessory structures, gardens, and landscaping for existing hospital

- Upcoming Matters – December 2, 2024

- ID 82973 - Urban Design Commission Code Update Project, Phase 1 Amendment (Tentative)
- ID 84607 & 84010 - 4303 Portage Road - Rezoning from Temp. TR-U1 to [Permanent] TR-U1 and Conditional Use - Construct three-story apartment building containing 65-units
- ID 85652 - 2150 Marty Road - Conditional Use - Construct a residential building complex on Lot 218 of approved Midpoint Meadows subdivision containing 228 apartments in 6 buildings with clubhouse
- ID 85815 - 802-818 W Badger Road and 825 Hughes Place - Rezoning from SR-V1 and CC-T to RMX - Rezone for future multi-building mixed-use redevelopment
- ID 85816 & 85654 - 6701 McKee Road/6702 Mader Drive - Approve Specific Implementation Plan to construct a three-story mixed-use building with 2,500 sq. ft. of commercial space and 125 apartments on one lot, with one outlot to be created for private streets and stormwater management
- ID 85828 - 3709 Kinsman Boulevard - Demolition Permit - Demolish commercial building
- ID 85829 - 810-818 W Badger Road - Demolition Permit - Demolish two commercial buildings
- ID 85830 - 814-826 North Avenue - Demolition Permit - Demolish commercial building
- ID 85831 - 1810 S Park Street - Demolition Permit - Demolish commercial building
- ID 85832 - 1901-1915 S Park Street - Demolition Permit - Demolish 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 81428, Registrants for 2024 Plan Commission Meetings.