



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, February 5, 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://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: 854 8789 0825

****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 JANUARY 22, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1132510&GUID=FAE6A493-D7A6-42D1-B30B-E801CF541FD7](https://madison.legistar.com/View.ashx?M=M&ID=1132510&GUID=FAE6A493-D7A6-42D1-B30B-E801CF541FD7)

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, February 26 and March 11, 25, 2024 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, March 14, 2024 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. [81593](#) Amending the 2024 Capital Budget of Engineering-Major Streets and Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition and release of land interests required for the construction and maintenance of improvements for a public street. Being part of SW ¼ of the SW ¼ of Section 31, T 8 N, R 10 E, in the City of Madison. (District 12)

NEW BUSINESS

3. [81632](#) Endorsing and Prioritizing Improvement of Pedestrian and Bicycle Connectivity as Part of the Wisconsin Department of Transportation's I-39/90/94 Study and Reconstruction

PUBLIC HEARINGS

Extraterritorial Land Division

4. [77936](#) 5048 Thorson Road, Town of Sun Prairie: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots

Development-Related Requests

5. [81315](#) Amending Section 28.022-00289 of the Madison General Ordinances to amend the Campus-Institutional (CI) District Master Plan for the University of Wisconsin-Madison Campus for the portion of the campus generally addressed as 1410-1550 and 1415 Engineering Drive and 1509-1513 University Avenue to include specific plans for the College of Engineering. (District 5)

Note: Items 6 and 7 should be referred to February 26, 2024 at the request of the applicant.

6. [78634](#) 139 W Wilson Street (District 4): Consideration of a demolition permit to demolish a four-story apartment building

7. [78635](#) 139 W Wilson Street (District 4): Consideration of a conditional use in the UMX (Urban Mixed-Use) District for a multi-family dwelling with greater than eight (8) dwelling units; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit; to construct 16-story apartment building with 320 units

Note: Items 8 and 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.

8. [81079](#) 531 W Mifflin Street (District 4): Consideration of a demolition permit to demolish a single-family residence.
9. [81080](#) 531 W Mifflin Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a residential building complex containing a four-unit apartment building and a single-family residence; and consideration of a conditional use to reduce the rear yard setback requirements for the residential building complex.

Note: Items 10 and 11 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. [81295](#) Creating Section 28.022-00665 of the Madison General Ordinances to change the zoning of property located at 2150 Marty Road, 7751 Mid Town Road, and 7342-7362 Raymond Road from Temp. A (Agricultural) District to A (Agricultural) District, and creating Section 28.022-00666 of the Madison General Ordinances to change the zoning of property located at 2150 Marty Road, 7751 Mid Town Road, and 7342-7362 Raymond Road from Temp. A (Agricultural) District to TR-P (Traditional Residential-Planned) District, and creating Section 28.022-00667 of the Madison General Ordinances to change the zoning of property located at 2150 Marty Road, 7751 Mid Town Road, and 7342-7362 Raymond Road from Temp. A (Agricultural) District to CC-T (Commercial Corridor-Transitional) District. (District 1)
11. [81268](#) Approving the preliminary plat of the *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road (District 1).

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 33 W Johnson Street - Rezoning from UMX to PD for a six-story school into 6- to 11-story mixed-use building - Approved on January 23, 2024 subject to Plan Commission recommendation
- Annexation of 159.14 acres from the Town of Westport - Approved on January 23, 2024 subject to Plan Commission recommendation

- Upcoming Matters – February 26, 2024

- 5525 Tradesmen Drive - Conditional Use for a retail tenant in a multi-tenant industrial building
- 5702 South Hill Drive - Conditional Use to allow conversion of place of worship into a private school
- 117-125 W Mifflin Street and 15 N Fairchild Street - Demolition Permit - Demolish five one-story commercial buildings and a three-story commercial building

- Upcoming Matters – March 11, 2024

- 529 University Avenue - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct a 12-story mixed-use building with 1,450 square feet of commercial space and 33 apartments
- 633-711 W Badger Road - Demolition Permit, SR-V2 to CC-T, and Certified Survey Map Referral - Create two lots and demolish a two-story commercial building to allow future construction of a community center on one lot
- 10252-10554 Mineral Point Road - Preliminary Plat and Certified Survey Map Referral - Re-approving Herrling Property Subdivision, creating approximately 59 single-family lots and 17 lots for future multi-family development, with outlots for stormwater management and one outlot for public park (the preliminary plat includes lots and outlots in the future phase of Westwind subdivision); and create three outlots for future development

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.