



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, June 26, 2023

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: 838 8447 5399

****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 12, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008299&GUID=4C79DF0C-5E2C-49F4-B181-6F64A6823155](https://madison.legistar.com/View.ashx?M=M&ID=1008299&GUID=4C79DF0C-5E2C-49F4-B181-6F64A6823155)

SCHEDULE OF MEETINGS

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 ITEMS OF BUSINESS

2. [78498](#) Election of Plan Commission Chair
3. [78499](#) Election of Plan Commission Vice Chair
4. [78501](#) Plan Commission Appointment to the Joint Campus Area Committee
5. [78502](#) Plan Commission Appointment to the Transportation Commission
6. [78520](#) Approving an amendment to the *Plan Commission Policies and Procedures Manual* to modify the timing of when the election of the chair and vice chair shall occur

PUBLIC HEARINGS

Tax Incremental Finance Districts

7. [78303](#) Approving the Creation of the Project Plan and Boundary and use of the Half Mile Rule for Tax Incremental District (TID) #52 (East Washington & Stoughton Rd), City of Madison.
8. [78312](#) Approving the Project Plan and Boundary and use of the Half Mile Rule for Tax Incremental District (TID) #53 (East Wilson), City of Madison.
9. [78314](#) Approving the Creation of the Project Plan and Boundary and use of the Half Mile Rule for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison.

Zoning Text Amendment

10. [78146](#) Amending Sections 9.29 and 28.151 of the Madison General Ordinances to update regulations for Tourist Rooming Houses.

Development-Related Requests

Note: Items 11-13 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.

11. [69791](#) 428, 434 and 444 State Street; 2nd Ald. Dist.: Consideration of a demolition permit to allow demolition of three mixed-use buildings.
12. [69792](#) 428-444 State Street; 2nd Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District for a new building; and consideration of a conditional use for nonresidential development immediately adjacent to the boundary of a City-owned public park, to allow construction of a six-story tall mixed-use building containing up to 6,445 square feet of commercial space and 26 apartments adjacent to Lisa Link Peace Park.
13. [69800](#) Approving a Certified Survey Map of property owned by JD McCormick, LLC located at 428-444 State Street; 2nd Ald. Dist.

Note: Items 14 and 15 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. [77932](#) 4687 Verona Road; 10th Ald. Dist.: Consideration of a demolition permit to demolish a restaurant

15. [77933](#) 4687 Verona Road; 10th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window to allow construction of a new one-story restaurant with a vehicle access sales and service window
16. [77934](#) 4953 Hoepker Road; 17th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence

Note: Item 17 should be referred to July 10, 2023 at the request of the applicant

17. [77935](#) 5106 Spring Court; 19th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel
18. [77939](#) 4711 Eastpark Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the Suburban Employment Center (SEC) District for a hotel to allow construction of a four-story, 124-room hotel on future Lot 57 of *The American Center Eastpark Sixth Addition* subdivision

Subdivision Regulations Update

Note: The June 26 discussion of the proposed amendments to the Subdivision Regulations will continue the discussion begun by the Plan Commission at the June 12 meeting. In the event that the public wishes to offer additional comment on the proposed ordinance revisions, a second notice of public hearing for this matter was completed for this meeting.

Following the hearing and discussion by the Plan Commission, a recommendation on the proposed ordinance changes is requested in anticipation of the Common Council's scheduled consideration of the ordinance on July 11, 2023.

19. [78130](#) Repealing and Recreating Section 16.23 of the Madison General Ordinances to Update Land Subdivision Regulations.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 437-445 W Johnson Street, 430-440 W Dayton Street & 215-221 N Bassett Street - Rezoning from PD and DR2 to UMX and CSM for 12-story apartment building - Motion to approve zoning map amendment failed on 6-13 vote at June 20, 2023 meeting (Plan Commission recommended approval); the CSM was approved
- 1115 S High Point Road - Assigning SR-V2 Zoning for an addition to an adult family home with 19 apartments, daycare center, and outdoor recreation (pool) - Approved on June 20, 2023 subject to Plan Commission recommendation

- Upcoming Matters – July 10, 2023

- Adjacent to 2550 Woods Road - Annexation of City-owned parcel from the Town of Verona
- Zoning Text Amendment - Amending Section 28.104(7)(c) to add an exception to height and story minimum requirements in the Transit-Oriented Development (TOD) Overlay District
- 702-750 University Row - PD to Amended PD(GDP-SIP) and Certified Survey Map Referral - Amend University Crossing General Development Plan and approve Specific Implementation Plan to construct four-story, 180,000 sq. ft. addition to existing medical clinic and 830-stall parking garage and re-divide 3 lots into 2 by CSM
- Rezone various properties from CC-T and CC to RMX consistent with recommendations in Greater East Towne Area Plan (Areas 2 and 3)
- 610 Junction Road - PD(SIP) Alteration and Conditional Use to allow restaurant-nightclub tenant in mixed-use building with outdoor eating area
- 4711 Eastpark Boulevard - Preliminary Plat and Final Plat of The American Center Eastpark Sixth Addition, creating two lots in SEC zoning
- 233 Langdon Street - Conditional Use to convert apartment building into lodging house
- 2810 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel

- Upcoming Matters – July 24, 2023

- 2986 & 2987 Femrite Drive, 3087 Luds Lane, et al - Annexation of Dane County-owned land from the Town of Cottage Grove (Effective October 1, 2023)
- 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
- 3913 Lien Road - Conditional Use - Construct car wash in Urban Design Dist. 5
- 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 (animal shelter)
- 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
- (Tentative) 7021 Cottage Grove Road - Certified Survey Map Referral to create three lots in Agricultural District zoning

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.