



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, April 10, 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: 852 7959 8174

****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 MARCH 27, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008291&GUID=CF25AAA7-1046-4008-880E-19DF24E31708](https://madison.legistar.com/View.ashx?M=M&ID=1008291&GUID=CF25AAA7-1046-4008-880E-19DF24E31708)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, April 24 and May 8, 22, 2023 at 5:30 p.m.

Special Meeting:
- Thursday, June 22, 2023 at 5:00 p.m.

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

Note: Items 2-3 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.

2. [76502](#) Creating Section 28.022-00622 of the Madison General Ordinances to change the zoning of property located at 4001-4005 Marsh Road, 16th Alder District, from Temp. A (Temporary-Agricultural) District to IL (Industrial-Limited) District.
3. [76310](#) Approving a Certified Survey Map of property owned by Timothy Neitzel located at 4001-4005 Marsh Road; 16th Ald. Dist.

Note: Items 4-5 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.

4. [76488](#) 700 Cottage Grove Road; 15th Ald. Dist.: Consideration of a demolition permit to demolish a taxi business
5. [76489](#) 700 Cottage Grove Road; 15th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a personal indoor storage facility.
6. [76302](#) 652 Burnt Sienna Drive; 9th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District for a daycare center, and consideration of a conditional use in the TR-C3 District for a building or structure exceeding 10,000 square feet in floor area, to allow construction of a one-story daycare center.
7. [76481](#) 5701 Raymond Road; 10th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to allow free-standing vending (food cart) in a church parking lot.
8. [76312](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 3* on property addressed as 9202-9252 Rustic Pine Road; 1st Ald. Dist.

Note: Items 9-11 are related and should be referred to a future meeting (no date specified) pending a recommendation by the Urban Design Commission on ID 69792.

9. [69791](#) 428, 434 and 444 State Street; 2nd Ald. Dist.: Consideration of a demolition permit to allow demolition of three mixed-use buildings.
10. [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.
11. [69800](#) Approving a Certified Survey Map of property owned by JD McCormick, LLC located at 428-444 State Street; 2nd Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – April 24, 2023

- Code of Ethical Conduct for Board/Committee/Commission Members
- Staff Overview - 2023 Comprehensive Plan Interim Update
- 4846 Eastpark Boulevard - Conditional Use - Construct a five story, mixed use building with 7,650 sq. ft. of commercial space and 119 apartments on Lot 47 of future American Center-Eastpark Fifth Addition plat and a four-story, 82-unit apartment bldg. on future Lot 48
- 4846 Eastpark Boulevard - Conditional Use - Construct residential building complex with approximately 200 apartments in two four-story buildings with a private park and outdoor recreation on Lots 49-50 and Outlot 22 of future American Center-Eastpark Fifth Addition plat
- 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane - Amended TR-P Master Plan, Conditional Use—Residential Building Complex, Preliminary Plat, and Final Plat of Acacia Ridge Replat No. 4, re-dividing 54 single-family lots and 1 outlot into 64 lots for single-family and two-family dwellings, 2 lots to be developed with 10 single-family cottage condominiums, 1 outlot for private open space, 1 outlot for a public alley, and 2 outlots for private alleys and surface parking
- 606-614 Little Dove Trail, 9205-9229 Silver Maple Dr., 9206-42 Gentle Feather Rd. - TR-C3 to TR-P, Amended TR-P Master Plan, Preliminary Plat, and Final Plat of Acacia Ridge Replat No. 5, re-dividing 68 single-family lots and 2 outlots into 106 lots for single-family and two-family dwellings, 2 outlots for private open space, and 2 outlots for public alleys
- 4351 East Towne Way - Conditional Use for animal boarding at an existing animal daycare
- 7005 Tree Lane - Conditional Use for a restaurant-tavern tenant in multi-tenant commercial building

- Upcoming Matters – May 8, 2023

- Staff Update - West Area Plan
- 437-445 W Johnson Street, 430-440 W Dayton Street & 215-221 N Bassett Street - Demolition Permit, PD and DR2 to UMX, Conditional Use, and Certified Survey Map Referral - Demolish 11 residential buildings to construct an up to 12-story apartment building with 232 units on one lot
- 702 N Midvale Boulevard & 401 N Segoe Road - PD(GDP) to PD(SIP) - Construct a one-story, 16,756 sq. ft. commercial building, a three-story, 54,413 sq. ft. commercial building, and a seven-story mixed-use building with 7,638 sq. ft. of commercial space and 100 residential units at Hilldale Shopping Center
- 426 S Yellowstone Drive - Demolition Permit and Conditional Use - Demolish office building to construct five-story mixed-use building with 750 square feet of commercial space and 147 apartments
- 131 E Lakeside Street - Conditional Use for a restaurant-tavern tenant in mixed-use building with outdoor eating area
- 610 Junction Road - PD(SIP) Alteration to allow restaurant-nightclub tenant in mixed-use building with outdoor eating area
- 826 Williamson Street and 302 S Paterson Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial building and garages to construct a four-story mixed-use building with 3,734 sq. ft. of commercial space and 55

apartments on Williamson Street and a five-story mixed-use building with 864 sq. ft. of commercial space and 133 apartments on S Paterson Street, all on two lots created by CSM

- 506-518 E Wilson Street and 134-148 S Blair Street - PD(SIP) Alteration - Amend Specific Implementation Plan for Essen Haus, etc. to allow outdoor recreation, weekly outdoor events, and special seasonal events in parking lot

- 2002 Pankratz Street - Conditional Use to convert brewery to indoor recreation facility with restaurant-tavern

- 220 Cottage Grove Road - Conditional Use - Construct addition to an auto service station (gas station and convenience store)

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.