



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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](http://www.madisoncitychannel.tv).*

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Monday, October 30, 2023

5:30 PM

**\*\*Virtual Meeting\*\***

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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](mailto: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: 884 6916 1301

**\*\*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 2, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1008306&GUID=112E669B-F7EC-4FFF-96C3-4A088561BB41](https://madison.legistar.com/View.ashx?M=M&ID=1008306&GUID=112E669B-F7EC-4FFF-96C3-4A088561BB41)

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, November 13, 27 and December 11, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, December 7, 2023 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.

## PUBLIC HEARINGS

### Development-Related Requests

2. [78428](#) 1609 S Park Street; District 13: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window to allow a restaurant to be converted into a coffee shop with vehicle access sales and service window in Urban Design Dist. 7

Note: Item 3 should be referred to November 13, 2023 at the request of staff

3. [79962](#) 112 S Hancock Street; First Settlement Historic District; District 6:  
Consideration of a conditional use in the Downtown Residential 1 (DR1) District for a multi-family dwelling (5-8 units) to allow a three-family dwelling to be converted into a five-unit multi-family dwelling.
4. [79963](#) 702-726 S High Point Road and 601-701 S Junction Road; District 1:  
Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow a private school tenant in the existing Holy Name Heights/ Bishop O'Connor Center mixed-use development.
5. [80091](#) Creating Section 28.022-00642 of the Madison General Ordinances to amend a Planned Development (PD) District General Development Plan (GDP) located at 4716 Sheboygan Avenue, and creating Section 28.022-00643 to approve a Specific Implementation Plan. (District 11)

Note: Items 6-7 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.

6. [79553](#) 2124-2216, 2111-2223 Waters Edge Trail, and various other parcels in the Village at Autumn Lake subdivision; District 17: Approval of an alteration to an approved Traditional Residential- Planned (TR-P) District master plan for the Village at Autumn Lake subdivision to reflect the proposed *Village at Autumn Lake Replat No. 7* subdivision.
7. [79554](#) Approving the preliminary plat and final plat of the Village at Autumn Lake Replat No. 7 on property addressed as 2124-2216 Waters Edge Trail, 2111-2223 Waters Edge Trail, 5-25 Spittlebug Circle, et al; District 17.

Note: Items 8-10 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.

8. [80092](#) Creating Section 28.022-00644 and 28.022-00645 of the Madison General Ordinances to change the zoning of property located at 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing, 1st Alder District, from EC (Employment Campus) and CN (Conservancy) District to SE (Suburban Employment) and CN (Conservancy) District. (District 1)
9. [79552](#) Re-approving the final plat of the *University Research Park-Pioneer First Addition Replat* subdivision on land generally addressed as 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing; District 1.
10. [80073](#) Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of University Research Park - Pioneer 1st Addition to allow the

replatting of a portion the development. Being located in the Northeast 1/4 of the Northwest 1/4, Southwest 1/4 of the Northwest 1/4, Northeast 1/4 of the Southwest 1/4, of Section 34, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 1)

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. [79964](#) 5116 and 5118 Spring Court; District 19: Consideration of a demolition permit to demolish two single-family residences
12. [79965](#) 5116-5118 Spring Court; District 19: Consideration of a conditional use to allow construction of a single-family residence on a lakefront property; and consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for a building or structure exceeding 10,000 square feet in floor area, to allow construction of a new single-family residence on a lakefront property.
13. [79980](#) Approving a Certified Survey Map of property owned by Kerin K. Peterson located at 5116-5118 Spring Court; District 19.

## BUSINESS BY MEMBERS

## SECRETARY'S REPORT

### - Recent Common Council Actions

- 6853 McKee Road - Rezoning from PD(GDP) to PD(SIP) to construct a two-story, 10,440 square-foot commercial building - Approved on October 17, 2023 subject to Plan Commission recommendation
- 248 East Hill Parkway - Rezoning from PD to TR-C3 and Amended PD and Preliminary Plat and Final Plat of Third Addition to Reston Heights - Approved on October 17, 2023 subject to Plan Commission recommendations
- 2102-2202 Darwin Road - Rezoning from PMHP to SE and Certified Survey Map Referral - Approved on October 17, 2023 subject to Plan Commission recommendations

### - Upcoming Matters – November 13, 2023

- 405-407 & 431 W Gorham Street, 408-430 W Johnson Street 304-318 N Broom Street - Demolition Permit, PD to UMX, Conditional Use and Certified Survey Map Referral - Demolish 13 residential buildings to construct 8- to 14-story, 459-unit apartment building on one lot
- 1849 Wright Street - IL to CI - Allow existing building on Madison College campus to be remodeled
- 5803 Lien Road - Temp. A to TR-P, PR and CN, and Preliminary Plat of East Meadow Estates, creating 18 single-family lots, 11 lots for future multi-family development, and 6 outlots to be dedicated for public stormwater management, parkland, and conservancy
- 2012-2208 Wood Sorrel Street, 1901-1937 Firefly Drive, et al - Preliminary Plat and Final Plat of Village at Autumn Lake Replat No. 8, replatting 130 single-family lots and 3 outlots into 154 single-family lots and 3 public outlots and 2 private outlots

- 6550 US Highways 12 & 18/ Maahic Way - Certified Survey Map Referral - Create two lots in IL zoning
- Zoning Text Amendment - Amending map in Section 28.071(2)(a) related to downtown height limits to update the Downtown Height Map in the Brayton Lot area
- Zoning Text Amendment - Amending map in Section 28.071(2)(a) related to downtown height limits to update the Downtown Height Map in the 300-Block of N Broom Street area
- 131 W Wilson Street - Conditional Use Alteration - Approve amended plans for exterior lighting on a 15-story, 263-unit apartment building
- 353 Bear Claw Way - Conditional Use - Construct three-story, 59-unit apartment building on Lot 3, Paragon Place Addn. 1
- 354 Bear Claw Way - Conditional Use - Construct four-story, 162-unit apartment building on Lot 2, Paragon Place Addn. 1
- 4510-4514 Packers Avenue - A to SR-C3 and Certified Survey Map Referral - Create two lots for existing residences
- 1129-1133 E Wilson Street - Conditional Use to allow freestanding vending for brewpub
- 2927 E Washington Avenue - Conditional Use to allow tasting room for brewery
- 4402 Brandt Road/ CTH AB - Conditional Use to construct sanitary landfill

#### **- Upcoming Matters – November 27, 2023**

- 4205 Portage Road - Conditional Use Alteration - Amend landscaping plans for approved five-building residential building complex to change mulch in planting beds from wood to stone
- 201-301 S Park Street and 702 and 755 Braxton Place - PD and TR-U1 to TR-U2 and RMX - Rezoning four parcels to facilitate future redevelopment of CDA-owned parcels in the Triangle
- 421 S Yellowstone Drive - Demolition Permit, SE to TR-U2, and Conditional Use - Demolish two-story office building to construct five-story, 83-unit apartment building
- 4702 Tradewinds Parkway - IL to SE to allow programming of existing office building to be expanded to other allowed uses
- 3002-3020 Meier Road - A to IL and Certified Survey Map Referral - Create one lot in IL zoning and one outlot in A zoning
- 7501-7625 Luds Lane and 8603-8901 Femrite Drive - Temp. A to SE and A and Certified Survey Map Referral - Create one lot in SE zoning and one lot in A zoning; also seeking A zoning for newly annexed Dane County-owned lands outside of proposed CSM
- 4404 Hoepker Road - A to TR-U1 and NMX and Preliminary Plat and Final Plat - Preliminary plat of Pumpkin Hollow, creating 6 lots for future residential, 3 lots for future mixed-use development, and 3 outlots for stormwater management, and the final plat of Pumpkin Hollow-Phase 1, creating 2 lots for future residential development and 1 outlot for stormwater management
- South side of Mid Town Road on both sides of Marty Road - Annexation of three parcels totaling 96.8 acres from the Town of Verona
- 5632 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct new single-family residence on lakefront lot
- 1302 Chandler Street - Demolition Permit - Demolish single-family residence

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.