



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 7, 2022

5:30 PM

****Virtual Meeting****

The City of Madison is holding this Plan Commission meeting virtually to help protect our community during the Coronavirus (COVID-19) pandemic.

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: 823 0149 6585

****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 ntauwv, cov ntauwv 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 SEPTEMBER 29, 2022 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=952183&GUID=E82187D5-E96B-4F6A-8D77-BF3735EBCA16](https://madison.legistar.com/View.ashx?M=M&ID=952183&GUID=E82187D5-E96B-4F6A-8D77-BF3735EBCA16)

MINUTES OF THE OCTOBER 24, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900194&GUID=A070685B-103E-44FC-8FD0-6F7637BD54BC](https://madison.legistar.com/View.ashx?M=M&ID=900194&GUID=A070685B-103E-44FC-8FD0-6F7637BD54BC)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, November 21 and December 12, 2022 at 5:30 p.m.

Special Meeting:
- Thursday, December 8, 2022 at 5:00 p.m.; Location to be announced.

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

Official Map Amendment

2. [74140](#) Amending the City of Madison Official Map to remove mapped reservations for future public streets located in the Southwest Quarter of the Northeast Quarter of Section 30, Township 8 North, Range 10 East in the City of Madison, on land generally addressed as 2202-2320 Darwin Road.

Development-Related Requests

Note: Items 3-5 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.

3. [73818](#) 219 N Fair Oaks Avenue; 15th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building
4. [74080](#) Creating Section 28.022-00592 of the Madison General Ordinances to change the zoning of property located at 219 North Fair Oaks Avenue, 15th Alder District, from Temporary A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District.
5. [73819](#) 219 N Fair Oaks Avenue; 15th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 112-unit apartment building

Note: Items 6-8 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.

6. [74081](#) Creating Section 28.022-00594 of the Madison General Ordinances to change the zoning of property located at 517 Grand Canyon Drive and 6617 Odana Road, 19th Alder District, from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District.
7. [73822](#) 517 Grand Canyon Drive and 6617 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for a mixed-use building containing greater than 60 dwelling units to allow a hotel to be converted into a mixed-use building containing 153 apartments.
8. [73826](#) Approving a Certified Survey Map of property owned by Madison Hospitality Hotel, LLC located at 517 Grand Canyon Drive and 6617 Odana Road; 19th Ald. Dist.

Note: Items 9-11 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.

9. [73820](#) 833 Hughes Place; 14th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building
10. [74082](#) Creating Section 28.022-00593 of the Madison General Ordinances to change the zoning of property located at 2405 Cypress Way, 825-837 Hughes Place, 810 West Badger Road, 14th Alder District, from SR-V1 (Suburban Residential-Varied 1) and CC-T (Commercial Corridor-Transitional) District to CC-T (Commercial Corridor-Transitional) District.
11. [73825](#) Approving a Certified Survey Map of property owned by the City of Madison and Centro Hispano, Inc. located at 810 W Badger Road, 825-837 Hughes Place, and 2405 Cypress Way; 14th Ald. Dist.

Note: Items 12-14 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.

12. [73814](#) 120-128 N Orchard Street, 1313 Randall Court, and 1314 Randall Court; 8th Ald. Dist.: Consideration of a demolition permit to demolish a single-family dwelling, two-family dwelling, and three multi-family dwellings.
13. [73815](#) 120-128 N Orchard Street; 1313 Randall Court, and 1314 Randall Court; 8th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with between 37 and 60 units; and consideration of a conditional use in the TR-U2 District for a building exceeding six stories and 78 feet in height, to allow construction of an eight-story, 48-unit apartment building.
14. [74046](#) Approving a Certified Survey Map of property owned by 4 Lakes Properties, LLC located at 120-128 N Orchard Street, 1313 Randall Court, 1314 Randall Court, and 1309-1311 W Dayton Street; 8th Ald. Dist.

Note: Items 15-17 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.

15. [74052](#) 6706-6714 Odana Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish two commercial buildings
16. [74053](#) 6706-6714 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to construct a four-story, mixed-use building with approximately 4,800 square feet of commercial space and 124 apartments.

17. [74061](#) Approving a Certified Survey Map of property owned by Northpointe Holding II, LLC located at 6706-6714 Odana Road; 19th Ald. Dist.

Note: Items 18 and 19 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.

18. [74295](#) 5122 Spring Court; 19th Ald. Dist.: Consideration of a demolition permit to demolish the street-facing facade of a single-family residence.
19. [74048](#) 5122 Spring Court, 19th Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an addition to a single-family residence exceeding 500 square feet.

Note: Item 20 has been withdrawn by the applicant and should be placed on file without prejudice

20. [73817](#) 6101 University Avenue; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school, public or private, to be located in an existing place of worship.
21. [74049](#) 5706 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel, and consideration of conditional use for accessory buildings in the Traditional Residential-Consistent 1 (TR-C1) District to exceed 1,000 square feet of total area.
22. [74050](#) 5710 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish an office building
23. [74051](#) 418 E Wilson Street; 6th Ald. Dist.: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a nightclub, and consideration of a conditional use in the UMX District for an outdoor eating area for a nightclub.

Subdivision

24. [74047](#) Re-approving the final plat of the *Westwind* subdivision on land generally addressed as 10554 Mineral Point Road; 9th Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 117-125 N Butler Street - Rezoning from DR1 to DR2 and CSM Referral - Adopted subject to Plan Commission recommendation on November 1, 2022
- University Research Park–Pioneer 1st Addition Replat - Adopted subject to Plan

Commission recommendation on November 1, 2022

- Upcoming Matters – November 21, 2022

- 415 N Lake Street - UMX to PD, Demolition Permit and Conditional Use - Demolish Lake Street side of State Street-Campus Ramp to construct a 13-story mixed-use building containing a 491-stall parking garage, intercity bus terminal, and 248 apartments
- 2007 Roth Street - Conditional Use–Residential Building Complex and CSM Referral - Construct a six-story, 250-unit apartment building and six-story, 303-unit apartment building and divide parcel into three lots for housing and open space
- 432 S Junction Road - A to SE - Rezoning land for future Bus Rapid Transit terminal and park and ride
- 668 State Street - Conditional Use - Construct four-story addition containing 24 apartment units to existing two-story commercial building
- 1824 S Park Street - Conditional Use - Convert commercial building into restaurant-nightclub
- 508 W Lakeside Street - Conditional Use for a home occupation in a new detached garage
- 255 N Sherman Avenue - Conditional Use- Convert building into restaurant-nightclub and construct outdoor eating area
- 3010 Crossroads Drive - Conditional Use - Convert restaurant-tavern into restaurant-nightclub
- 5050 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront parcel
- 2501-2505 Seiferth Road - Conditional Use and Certified Survey Map Referral - Construct personal indoor storage facility on one lot

- Upcoming Matters – December 12, 2022

- 6604 Odana Road - CC to CC-T, Demolition Permit, and Conditional Use - Demolish theater to construct six-story mixed-use building with 2,200 square feet and 87 apartments
 - 5651 Tradesmen Drive - IL to IG and Conditional Use to construct junkyard
- 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 69103, Registrants for 2022 Plan Commission Meetings.