



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, March 27, 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>
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 846 3134 9391

****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 13, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008290&GUID=CA0BA966-FAFB-40E6-80D2-7C1C1A38798D](https://madison.legistar.com/View.ashx?M=M&ID=1008290&GUID=CA0BA966-FAFB-40E6-80D2-7C1C1A38798D)

SCHEDULE OF MEETINGS

Regular Meetings:
- April 10, 24 and May 8, 22, 2023

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. [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.

Note: Items 3 and 4 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. [76304](#) 654 Williamson Street; 6th Ald. Dist.: Consideration of a demolition permit to allow demolition of a daycare center.
4. [76305](#) 654 Williamson Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building to allow construction of a five-story mixed-use building containing approximately 2,750 square feet of commercial space and 45 apartments.
5. [76306](#) 4825 N Sherman Avenue; 18th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence
6. [76311](#) 1521 and 1525 Gilson Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a one-story commercial building and a single-family residence, respectively.

Zoning Map Amendment

Note: The applicant has requested Referral of this item.

7. [75151](#) Creating Section 28.022-00604 of the Madison General Ordinances to assign permanent zoning of property located at 3440 High Point Road, 20th Alder District, to SR-V2 (Suburban Residential - Varied 2) District.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 1601-1617 Sherman Avenue - Rezoning from SE to TR-U2 and Certified Survey Map Referral for residential redevelopment - Approved by the Common Council on March 21, 2023 subject to the Plan Commission recommendation
- Zoning Text Amendment to amend Subsections (a) and (b) of Supplemental Regulations related to Keeping of Chickens within MGO Section 28.151 to increase the number of chickens allowed as an accessory use - Approved by the Common Council on March 21, 2023 subject to the Plan Commission recommendation of eight (8) chickens

- Upcoming Matters – April 10, 2023

- 428-444 State Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish three buildings to construct six-story tall mixed-use building adjacent to Lisa Link Peace Park with up to 6,445 square feet of commercial space and 26 apartments on one lot
- 4001-4005 Marsh Road - Temp. A to IL and Certified Survey Map - Rezone for future industrial development on one lot
- 9202-9252 Rustic Pine Road - Preliminary Plat and Final Plat - Acacia Ridge Replat No. 3, re-dividing 9 single-family lots into 10 lots
- 5701 Raymond Road - Conditional Use for a temporary outdoor event (food distribution) in church parking lot
- 700 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish taxicab

business to allow construction of four-story personal indoor storage facility

- Upcoming Matters – April 24, 2023

- Staff Overview - Comprehensive Plan Interim Update (2023)
- 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 building 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 and 9103-9231 Turning Oak Lane, et al - 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 Drive, 9206-42 Gentle Feather Road - 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 a multi-tenant commercial building

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.