



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, August 7, 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 8152 6560

****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 JULY 24, 2023 REGULAR MEETING

<https://madison.legistar.com/View.ashx?M=M&ID=1008302&GUID=BB9143CD-B6E1-4D7E-9D01-6E2F8F5C3DE0>

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, August 28 and September 18, 2023 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, September 7, 2023 at 5:00 p.m. (NEW - Virtual Meeting)

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.

ROUTINE BUSINESS

The following item(s) listed in this section of the agenda are referred to the Plan Commission pursuant to Section 62.23 of Wisconsin Statutes and Section 16.01 of Madison General Ordinances, which generally require that:

- The Common Council shall refer any question concerning the location and architectural design of any public building; the location of any statue or other memorial; the location, extension, widening, enlargement, ornamentation, and parking of any street, parkway, boulevard, park, playground, or other memorial or public grounds within the City to the Plan Commission for its consideration and report before final action is taken thereon by the Council.
- The Common Council shall refer any question concerning the location of any public building and the location, extension or widening of any street, park or other public grounds within the City to the Plan Commission for its consideration and report

regarding consistency with the City's comprehensive plan before final action is taken.

- The City, acting through the Plan Commission or otherwise, may acquire by gift, purchase or condemnation any lands within or without its corporate limits for establishing, laying out, widening, enlarging, extending and maintaining memorial grounds, streets, squares, parkways, boulevards, parks, playgrounds, sites for public buildings, and reservations in and about and along and leading to any or all of the same and after the establishment, layout and completion of such improvements, may convey any such real estate thus acquired and not necessary for such improvements, with reservations concerning the future use and occupation of such real estate, so as to protect such public works and improvements and their environs, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare.

2. [79119](#) Authorizing the execution of three Electric Transmission Line Easements by the City of Madison in favor of American Transmission Company, LLC, and its manager ATC Management Inc, granting easement rights for an existing transmission line located on a portion of the properties at 3509 Webb Ave, 513 Jacobson Ave, and 699 Mayfair Ave. (District 12 & District 15)

PUBLIC HEARINGS

Development-Related Requests

3. [78423](#) 314 Junction Road; District 9: Consideration of a conditional use in an approved PD(SIP) (Planned Development District-Specific Implementation Plan) for an animal day care in an existing mixed-use building

Note: Item 4 should be referred to August 28, 2023 pending a recommendation by the Urban Design Commission

4. [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
5. [78636](#) 925-995 Applegate Road; District 14: Consideration of a demolition permit to demolish two commercial buildings
6. [78637](#) 1145 N Sherman Avenue; District 12: Consideration of a conditional use to allow a nightclub in an existing multi-tenant commercial building
7. [78910](#) Creating Section 28.022-00633 of the Madison General Ordinances to change the zoning of property located at 970 North Gammon Road, 19th Alder District, from PD (Planned Development) District to LMX (Limited Mixed-Use) District. (District 19)

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- Repealing and Recreating Section 16.23 of the Madison General Ordinances to Update the Subdivision Regulations - Adopted Amended Third Substitute on July 25, 2023, which included the Plan Commission's June 26 recommendations
- Adjacent to 2550 Woods Road - Annexation of City-owned parcel from the Town of Verona - Adopted on July 25, 2023 subject to Plan Commission recommendation
- 702-750 University Row - Amended PD(GDP-SIP) and Certified Survey Map Referral to construct four-story, 180,000 sq. ft. addition to existing medical clinic and 830-stall parking garage - Adopted on July 25, 2023 subject to Plan Commission recommendation
- Rezoning various properties consistent with recommendations in Greater East Towne Area Plan (Areas 2 and 3) - Adopted on July 25, 2023 subject to Plan Commission recommendation
- 4711 Eastpark Boulevard - Preliminary Plat and Final Plat of The American Center Eastpark Sixth Addition - Adopted on July 25, 2023 subject to Plan Commission recommendation
- Annexation of Dane County-owned land located on both sides of Femrite Drive east of CTH AB and north of US Highways 12 & 18 from the Town of Cottage Grove (Effective October 1, 2023) - Adopted on August 1, 2023 subject to Plan Commission recommendation
- 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 - Adopted on August 1, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment - Amending Section 28.104(2) to add an Exemption from Transit Oriented Development Requirements for Madison- and Dane County-Owned Parks - Adopted on August 1, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment - Amending Sections 28.060 and 28.071 to Add a Door and Window Opening Standards Exemption for Civic or Institutional Buildings in Certain Zoning Districts - Adopted on August 1, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment - Amending Various Sections of Chapter 28 to Reduce Some Minimum Setback Requirements for Consistency with Existing Lots - Adopted on August 1, 2023 subject to Plan Commission recommendation

- Upcoming Matters – August 28, 2023

- 232 N Park Street, 209 Bernard Court, 911-923 Clymer Place, 908 W Dayton Street & 207 N Brooks Street - TR-U2 to CI, Amended CI District Master Plan, and Demolition Permit - Rezone University of Wisconsin-owned parcels to CI; demolish three residences; and amend master plan to allow construction of a six-story, 149,200 sq. ft. academic building (Levy Hall)
- 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
- 3420-3614 Milwaukee Street - Demolition Permit, Temp A. to TR-V2, TR-U2, CC-T and PR, and Preliminary Plat of Starkweather Plat, Demolishing an industrial building and two single-family residences and creating 13 lots for future residential and mixed-use development, five outlots for public uses, and five outlots for private uses
- 660 S Whitney Way - Conditional Use - Convert restaurant-tavern into bank with vehicle access sales and service window in Urban Design Dist. 3
- 3913 Lien Road - Conditional Use and Certified Survey Map Referral - Construct car wash in Urban Design Dist. 5 on one lot
- 4757 Hayes Road - Conditional Use - Convert a three-story motel into an apartment

building with 135 units

- 1233 Regent Street - Demolition Permit and Conditional Use - Demolish an auto repair garage to construct a five-story apartment building with 50 units
- 131 W Wilson Street - Conditional Use Alteration - Approve amended plans for exterior lighting on a 15-story, 263-unit apartment building
- 1115 Rutledge Street - Conditional Use - Construct accessory building on lakefront lot

- Upcoming Matters – September 18, 2023

- 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, and 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 1 outlot for a public alley (Revised Plans)
- 6853 McKee Road - PD(GDP) to PD(SIP) - Construct a two-story, 10,440 square-foot 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.