



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, January 22, 2024

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: 836 2350 1099

****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 DECEMBER 7, 2023 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1055041&GUID=C592BB3E-3313-4A4C-B2C6-6A84E812FDC6](https://madison.legistar.com/View.ashx?M=M&ID=1055041&GUID=C592BB3E-3313-4A4C-B2C6-6A84E812FDC6)

MINUTES OF THE DECEMBER 11, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008311&GUID=36CB069D-EBCF-45C1-9C96-62CDE055F545](https://madison.legistar.com/View.ashx?M=M&ID=1008311&GUID=36CB069D-EBCF-45C1-9C96-62CDE055F545)

MINUTES OF THE JANUARY 8, 2024 CANCELLED MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1126357&GUID=664FF498-C2F7-49FA-9E9C-BE544E3D5372](https://madison.legistar.com/View.ashx?M=M&ID=1126357&GUID=664FF498-C2F7-49FA-9E9C-BE544E3D5372)

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, February 5, 26 and March 11, 25, 2024 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, March 14, 2024 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.

NEW BUSINESS

2. [81301](#) Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area to include properties located in the Reiner Neighborhood Development Plan area.
3. [81303](#) Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area to include the properties located in the High Point-Raymond Neighborhood Development Plan area.

PUBLIC HEARINGS**Annexation**

4. [81305](#) Creating Section 15.01(659) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" annexing to the 18th Alder District nine parcels located in the Town of Westport generally addressed as 5000 North Sherman Avenue, creating Section 15.02(161) of the Madison General Ordinances to annex the property to Ward 161, amending 15.03(18) to add Ward 161 to Alder District 18, and assigning a temporary zoning classification of Temp. A (Agricultural) District. (District 18)

Development-Related Requests

Note: Item 5 should be referred to March 11, 2024 at the request of the applicant.

5. [80686](#) 529 University Avenue (District 2): Consideration of a demolition permit to demolish a restaurant-tavern.
6. [81076](#) 1738 Roth Street (District 12): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a mission house.

Note: Items 7 and 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.

7. [81024](#) Creating Section 28.022-00663 of the Madison General Ordinances to change the zoning of property located at 33 West Johnson Street from UMX (Urban Mixed Use) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00664 to approve a Specific Implementation Plan. (District 4)
8. [81199](#) 33 W Johnson Street (District 4): Consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit

to allow conversion of a former six-story school into a six- to eleven-story mixed-use building with 16,000 square feet of commercial space, 134 apartments, and 341 hotel guest rooms.

Note: At the time that the public hearing notices were sent for the January 8 meeting, the subject sites for Items 9 and 10 were part of a larger parcel addressed as 2007 Roth Street pending the recording of a Certified Survey Map (CSM) of that property to create three lots and one outlot. Since the notices for these items were published consistent with Section 28.181 of the Zoning Code, the CSM of 2007 Roth was recorded and new addresses assigned to each of the parcels created by the CSM. The addresses below reflect the new parcel addresses.

Items 9 and 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.

9. [81251](#) 1003 Huxley Street (District 12) (Noticed as "2007 Roth Street (Lot 1 of proposed Certified Survey Map)"): Consideration of an alteration to an approved conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units to allow architectural changes to an approved six-story, 250-unit apartment building
10. [81252](#) 905 Huxley Street (District 12) (Noticed as "2007 Roth Street (Lot 2 of proposed Certified Survey Map)"): Consideration of an alteration to an approved conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units to allow architectural changes to an approved seven-story, 303-unit apartment building.

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. [81083](#) 702 E Washington Avenue (District 6): Consideration of a demolition permit to demolish a two-story commercial building.
12. [81316](#) Amending Section 33.24(15)(e)12.b. related to Upper-Level Development Standards of the Madison General Ordinances to clarify how stories are measured in Urban Design District 8. (Alder District 6)
13. [81081](#) 702-734 E Washington Avenue; Urban Design Dist. 8 (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building; consideration of a conditional use in the TE District for a building exceeding five stories and 68 feet in height, and; consideration of a conditional use in the TE District for accessory outdoor recreation; all to allow the construction of a 15-story mixed-use building containing approximately 15,000 square feet of commercial space and 244 apartments.

Note: Items 14-16 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.

14. [81077](#) 15 Ellis Potter Court (District 19): Consideration of a demolition permit to demolish a commercial building.
15. [81078](#) 6110 Schroeder Road and 1-15 Ellis Potter Court (District 19): Consideration of a conditional use in the Suburban Employment (SE) District for a multi-family dwelling; and consideration of a conditional use in the SE District for dwelling units in a mixed-use building, all to allow construction of a three-story, 54-unit apartment building; two-story, 11-unit townhouse building; and accessory garage.
16. [81085](#) Approving a Certified Survey Map of property owned by BR15 Real Estate, LLC located at 6110 Schroeder Road and 1-15 Ellis Potter Court (District 19).

Note: Items 17 and 18 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.

17. [81079](#) 531 W Mifflin Street (District 4): Consideration of a demolition permit to demolish a single-family residence.
18. [81080](#) 531 W Mifflin Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a residential building complex containing a four-unit apartment building and a single-family residence; and consideration of a conditional use to reduce the rear yard setback requirements for the residential building complex.
19. [81082](#) 929 E Washington Avenue; Urban Design Dist. 8 (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for a building exceeding five stories and 68 feet in height; consideration of a conditional use in the TE District for a hotel; consideration of a major alteration to a conditional use per Section 28.137(2)(e) of the Zoning Code for a planned multi-use site containing a hotel; consideration of a conditional use in the TE District for a food and beverage use (including but not limited to a restaurant, restaurant-tavern, or brewpub); consideration of a conditional use in the TE District for an outdoor eating area for a food and beverage use; and consideration of a conditional use in the TE District for accessory outdoor recreation, all to allow construction of a 15-story, 265-room hotel with a food and beverage use and outdoor eating area.
20. [81264](#) 2413 S Park Street (District 14): Consideration of a demolition permit to demolish an auto repair facility.
21. [81265](#) 6402 Femrite Drive (District 16): Consideration of a demolition permit to demolish a single-family residence.

22. [81266](#) 7901 E Buckeye Road (District 16): Consideration of a demolition permit to demolish a two-story commercial building (also addressed as 3737 CTH AB (Town of Cottage Grove)).
23. [81267](#) 506-518 E Wilson Street and 134-148 S Blair Street (District 6): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow outdoor recreation, weekly outdoor events, and special seasonal events in the parking lot for the adjacent restaurant-taverns.

Extraterritorial Land Division

24. [77936](#) 5048 Thorson Road, Town of Sun Prairie: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 29 S Mills Street - Rezoning from CI to TSS to construct a six-story mixed-use building containing a 16,300 square-foot community center and 60 apartments - Approved on January 9, 2024 subject to Plan Commission recommendation
- 118 State Street - Rezoning from PD to DC for a nightclub in existing two-story building - Approved on January 9, 2024 subject to Plan Commission recommendation
- Zoning Text Amendment - Amending various sections of the Zoning Codes to fix minor errors - Approved on January 9, 2024 subject to Plan Commission recommendation

- Upcoming Matters – February 5, 2024

- 139 W Wilson Street - Demolition Permit and Conditional Use - Demolish apartment building and construct 16-story apartment building with 320 units in UMX zoning
- 1410 Engineering Drive - Amended CI District Master Plan for UW-Madison to allow construction of a 385,000 sq. ft. academic building (for College of Engineering) following demolition of existing two-story academic building
- 7751 Mid Town Road, 2150 Marty Road, and 7342-7362 Raymond Road - Temp. A to A, TR-P and CC-T and Preliminary Plat of Midpoint Meadows, creating 148 lots for single-family residences, 96 lots for 48 two-family twin bldgs., 2 lots for future multi-family development, 1 lot for future mixed-use development, 7 outlots for public uses, and 5 outlots for private uses

- Upcoming Matters – February 26, 2024

- 5525 Tradesmen Drive - Conditional Use to allow retail tenant in a multi-tenant industrial building
- 5702 South Hill Drive - Conditional Use - Allow conversion of place of worship into a private school
- 117-125 W Mifflin Street - Demolition Permit - Demolish five commercial buildings

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 81428, Registrants for 2024 Plan Commission Meetings.