



# 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, January 9, 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>
- Listen to audio via phone: (877) 853-5257 (Toll Free) Webinar ID: 831 4981 1140

**\*\*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 DECEMBER 8, 2022 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=952184&GUID=9984CB47-E06D-4310-B5F6-D31F860F74A9](https://madison.legistar.com/View.ashx?M=M&ID=952184&GUID=9984CB47-E06D-4310-B5F6-D31F860F74A9)

## MINUTES OF THE DECEMBER 12, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=900190&GUID=87407C28-7C74-4A9D-8D7C-3FA331A86556](https://madison.legistar.com/View.ashx?M=M&ID=900190&GUID=87407C28-7C74-4A9D-8D7C-3FA331A86556)

## SCHEDULE OF MEETINGS

Regular Meetings:  
- January 23 and February 13, 27, 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.

## NEW BUSINESS

2. [74682](#) Adopting the Shady Wood Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan
3. [74912](#) Authorizing the City of Madison Planning Division to prepare the Northeast Area Plan

## PUBLIC HEARINGS

### Development Projects

4. [60917](#) Creating Section 28.022 - 00452 of the Madison General Ordinances to amend a Planned Development District at property located at 115 West Doty Street, 4th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00453 to amend a Planned Development District to approve a Specific Implementation Plan.

Note: Items 5 and 6 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.

5. [74057](#) 310-322 E Washington Avenue; 2nd Ald. Dist.: Consideration of a demolition permit to demolish a place of worship
6. [74869](#) Creating Section 28.022-00602 of the Madison General Ordinances to change the zoning of property located at 310-322 East Washington Avenue, 2nd Alder District, from UMX (Urban Mixed-Use) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00603 to approve a Specific Implementation Plan.

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. [74542](#) 131 W Wilson Street; 4th Ald. Dist: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet and more than four stories, and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit, to allow construction of a fifteen-story apartment building containing 263 apartments.
8. [74902](#) Approving a Certified Survey Map of property owned by The Moment Residences, LLC located at 131 W Wilson Street; 4th Ald. Dist.
9. [74540](#) 3809 E Washington Avenue; 3rd Ald. Dist.: Consideration of a demolition permit to demolish a financial institution
10. [74543](#) 2300 S Park Street; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a building exceeding five stories and 68 feet in height to allow construction of a six-story private parking facility at the Village on Park.

11. [74544](#) 304 Lakota Way; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for a residential building complex containing 20 apartments in five buildings

Note: Items 12-14 are related and should be referred to January 23, 2023 pending a recommendation by the Urban Design Commission

12. [74259](#) 6604 Odana Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a theater
13. [74624](#) Creating Section 28.022-00600 of the Madison General Ordinances to change the zoning of property located at 6604 Odana Road, 19th Alder District, from CC (Commercial Center) District to CC-T (Commercial Center-Transitional) District.
14. [74260](#) 6604 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, and consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet in height; all to allow the construction of a six-story mixed-use building containing approximately 2,200 square feet of commercial space and 87 apartments

Note: Items 15 and 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.

15. [74898](#) 2412 Waunona Way; 14th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence
16. [74899](#) 2412 Waunona Way; 14th Ald. Dist.: Consideration of a conditional use to allow a new single-family residence to be constructed on a lakefront property

### **Zoning Text Amendment**

Note: Item 17 should be referred to June 12, 2023 (June 20, 2023 Common Council) at the request of the ordinance sponsor

17. [74885](#) Amending Supplemental Regulations within Section 28.151 MGO and Definitions within Section 28.211 of the Madison General Ordinances to Update Definitions of "Family".

### **BUSINESS BY MEMBERS**

### **SECRETARY'S REPORT**

**Annual Statement of Interest Forms**

\*\* Note: The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms were due on January 3, 2023. Statements of Interest filings may be submitted electronically at [www.cityofmadison.com/statementofinterests](http://www.cityofmadison.com/statementofinterests).

**- Recent Common Council Actions**

- 2007 Roth Street - CSM Referral to divide parcel into three lots for housing and open space - Approved on January 3, 2023 subject to Plan Commission recommendation
- 415 N Lake Street - Rezoning from UMX to PD to demolish Lake Street side of State Street-Campus Ramp and construct a 16-story mixed-use building - Approved on January 3, 2023 subject to Plan Commission recommendation
- 5651 Tradesmen Drive - Rezone from IL to IG for a future junkyard - Approved on January 3, 2023 subject to Plan Commission recommendation
- 1605 Fremont Avenue - CSM Referral to divide parcel into two lots in TR-C2 zoning following demolition of a house - Approved on January 3, 2023 subject to Plan Commission recommendation
- 330 W Mifflin Street - Amended PD(GDP-SIP) for Capitol Centre PD to create public park - Approved on January 3, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment to update city floodplain maps - Approved on January 3, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment to change land use approval expirations and extensions - Approved on January 3, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment to repeal and re-create MGO Section 28.104, Transit-Oriented Development overlay district and amending various other sections of MGO Ch. 28 to implement TOD - Referred to January 17, 2023 at request of sponsors

**- Upcoming Matters – January 23, 2023**

- 4205 Portage Road - Conditional Use and Certified Survey Map Referral - Construct residential building complex containing 484 apartments in five buildings and divide property into four lots by CSM
- 4522 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial building to construct two commercial buildings in Urban Design Dist. 5, including one with a vehicle access sales and service window on one lot
- 6853 McKee Road - PD to Amended PD(GDP) - Amend General Development Plan to allow future construction of mixed-use, multi-family, and commercial buildings
- 1309-1311 Theresa Terrace - SR-C3 to SR-V1 and Demolition Permit - Demolish two-family residence and rezone to allow construction of three-unit single-family attached dwelling
- 1401-1403 Theresa Terrace - SR-C3 to SR-V1 and Demolition Permit - Demolish two-family residence and rezone to allow construction of three-unit single-family attached dwelling
- 4846 Eastpark Boulevard - SEC to TR-U2 and CC-T and Preliminary Plat and Final Plat of The American Center Eastpark Fifth Addition, creating two lots for future mixed-use development, seven lots for future multi-family development, one outlot for private parkland, and one outlot for public stormwater management
- 3440 High Point Road - Attach adult family home from Town of Middleton and assign permanent SR-V2 zoning
- 1801-1841 Northport Drive - Conditional Use - Construct one-story restaurant with vehicle access sales and service window

- 2015 Winnebago Street - Conditional Use for a tasting room
- 5978 Portage Road - Extraterritorial Certified Survey Map to create two lots in the Town of Burke

#### **- Upcoming Matters – February 13, 2023**

- 621 Pioneer Road and 10451 Old Sauk Road - Revised Preliminary Plat and Final Plat of Fox Knoll, creating 74 single-family residential lots, one lot for an existing water tower, and two outlots for public stormwater management
- 1650 Pankratz Street - Conditional Use - Construct addition to create an office/warehouse/distribution facility

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.