



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 23, 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: 898 2387 0384

****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 JANUARY 9, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008286&GUID=695F03F0-1233-47F6-85E3-EE8B25AD1F70](https://madison.legistar.com/View.ashx?M=M&ID=1008286&GUID=695F03F0-1233-47F6-85E3-EE8B25AD1F70)

SCHEDULE OF MEETINGS

Regular Meetings:
- February 13, 27 and March 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.

ROUTINE BUSINESS

The following items 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. [75503](#) Relief from conditions of gifts and dedication per Section 66.1025(1) Wisconsin Statutes, of Outlot 7, Second Addition to Truax Air Park West for the replatting (by Certified Survey Map) a portion of the plat, being located in the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (12th AD)

PUBLIC HEARINGS

Zoning Map Amendment

3. [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.

Development-Related Requests

Note: Items 4-6 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.

4. [74259](#) 6604 Odana Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a theater
5. [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.
6. [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, consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet in height, and consideration of a conditional use for a major alteration to a planned multi-use site with 40,000 square feet or more of floor area of which 25,000 square feet or more is designed as retail, a hotel or motel; 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 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. [74909](#) 1309-1311 Theresa Terrace; 20th Ald. Dist.: Consideration of demolition permit to demolish a two-family residence.
8. [75173](#) Creating Section 28.022-00606 of the Madison General Ordinances to change the zoning of property located at 1309-1311 Theresa Terrace, 20th Alder District, from SR-C3 (Suburban Residential-Consistent 3) District to SR-V1 (Suburban Residential-Varied 1) District.

Note: 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. [74910](#) 1401-1403 Theresa Terrace; 20th Ald. Dist.: Consideration of demolition permit to demolish a two-family residence.
10. [75181](#) Creating Section 28.022-00607 of the Madison General Ordinances to change the zoning of property located at 1401-1403 Theresa Terrace, 20th Alder District, from SR-C3 (Suburban Residential-Consistent 3) District to SR-V1 (Suburban Residential-Varied 1) District.

Note: Items 11 and 12 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. [73382](#) 4205 Portage Road; 17th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 dwelling units; consideration of a conditional use in the TR-U1 District for a residential building complex; and consideration of a conditional use in the TR-U1 District for outdoor recreation, all to allow construction of approximately 485 apartments in five buildings with outdoor recreation.
12. [73801](#) Approving a Certified Survey Map of property owned by Hidden Creek Holdings, LLC located at 4205 Portage Road; 17th Ald. Dist.

Note: Items 13-15 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.

13. [74907](#) 4522 E Washington Avenue; 17th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building.

14. [74908](#) 4522 E Washington Avenue; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window for a restaurant.
15. [74058](#) Approving a Certified Survey Map of property owned by Galway Companies, Inc. located at 4522 E Washington Avenue; 17th Ald. Dist.

Note: Items 16-18 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.

16. [75247](#) Amending the Rattman Neighborhood Development Plan to revise the land use recommendation for approximately 24 acres of land located on the east side of Eastpark Boulevard at proposed Dreamer Drive from Employment to Community Mixed Use.
17. [75182](#) Creating Section 28.022-00608 of the Madison General Ordinances to change the zoning of portions of property located at 4846 Eastpark Boulevard, 17th Alder District, from SEC (Suburban Employment Center) District to CC-T (Commercial Corridor-Transitional) District and Creating Section 28.022-0069 of the Madison General Ordinances to change the zoning of portions of property located at 4846 Eastpark Boulevard from SEC (Suburban Employment Center) District to TR-U2 (Traditional Residential - Urban 2) District.
18. [74911](#) Approving the preliminary plat and final plat of *The American Center Eastpark Fifth Addition* on property addressed as 4846 Eastpark Boulevard; 17th Ald. Dist.
19. [72210](#) 1801-1841 Northport Drive; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window, and consideration of a conditional use to allow construction of a new building in a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use, all to allow construction of a one-story coffee shop with vehicle access sales and service window
20. [75171](#) Creating Section 28.022-00605 of the Madison General Ordinances to change the zoning of property located at 6853 McKee Road, 7th Alder District, from PD (GDP) (Planned Development-General Development Plan) District to Amended PD (GDP) (Amended Planned Development-General Development Plan) District.
21. [74897](#) 2015 Winnebago Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a tasting room.

22. [75242](#) 2335 City View Drive; 17th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a hospital to allow construction of an addition to and conversion of a two-story office building into a hospital.
23. [75243](#) 3802 Galleon Run; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for building material sales.

Extraterritorial Land Divisions

24. [74900](#) 5978 Portage Road, Town of Burke: Approval of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two lots.
25. [74357](#) 3180 Burke Road, Town of Burke: Approval of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create three lots.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- Repealing and re-creating MGO Section 28.104, Transit-Oriented Development overlay district and amending various other sections of MGO Ch. 28 for TOD - Adopted Second Substitute with portions of historic districts, as recommended by Plan Commission, at the January 17, 2023 Council meeting
- 118 W Wilson Street - Amended PD(GDP-SIP) to construct six-story jail addition to Dane County Public Safety Building - Adopted subject to Plan Commission recommendation at January 17, 2023 Council meeting
- 310-322 E Washington Avenue - Rezoning from UMX to PD(GDP-SIP) for redevelopment of St. John's Lutheran Church - Adopted subject to Plan Commission recommendation at January 17, 2023 Council meeting

- 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
- Adjacent to 2876 Siggelkow Road - Extraterritorial Certified Survey Map - Create two lots from 0711-311-8010-0 in the Town of Cottage Grove
- Zoning Text Amendment - Updating the 'Family' Definition

- Upcoming Matters – February 27, 2023

- Odana Area Plan Implementation Items:
- Official Map Amendment to map reservations for Genomic Drive and Charmany Drive extensions in the University Research Park area
 - Official Map Amendment to map reservations for various future public streets on the parcels commonly known as West Towne and on surrounding properties

- 7701-7717 Mineral Point Rd, 7802-7878 Big Sky Dr, et al - Rezone from PD to RMX and CC & SR-V2 to RMX (Area 1)
- Rezone West Towne Mall Area from CC to RMX (Area 2)
- 6405-6701 Mineral Point Rd., 6502-6602 Grand Teton Plz., et al - Rezone from SE & CC to RMX and SE to CC-T (Area 3)
- 5922 Research Park Blvd & 6101 Mineral Point Road Rezone from CC-T & MXC to RMX, CC-T & SE (Area 4)
- 406-440 Science Drive, 401-441 Charmany Drive, et al - Rezone from SE to RMX (Area 5)
- 5501-5601 Research Park Blvd, 621-645 Science Dr, et al - Rezone from SE to RMX (Area 6)
- 606-670 S Whitney Way - Rezone from CC to RMX (Area 7)

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.