



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, May 8, 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: 817 5159 4022

****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 APRIL 24, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008296&GUID=37C13367-21BD-495F-BA04-3B5D6728206A](https://madison.legistar.com/View.ashx?M=M&ID=1008296&GUID=37C13367-21BD-495F-BA04-3B5D6728206A)

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, May 22 and June 12, 26, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, June 22, 2023 at 5:00 p.m.; 215 Martin Luther King, Jr. Blvd., 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.

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. [77393](#) Partially discontinuing and vacating public street right-of-way located at the southwesterly corner of the intersection of McKee Rd with Maple Grove Dr for a Planned Development Amendment and Certified Survey Map, being located in the Northwest 1/4, of the Northwest 1/4 of Section 12, Township 6 North, Range 8 East, City of Madison, Dane County, Wisconsin. (7th AD)

SPECIAL ITEM OF BUSINESS

3. [77560](#) Planning Division staff update - West Area Plan

PUBLIC HEARINGS

Greater East Towne Area Plan-Related Requests

4. [77095](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison consistent with recommendations in the adopted the *Greater East Towne Area Plan*.
- High Crossing Blvd. and East Springs Drive extensions near East Towne Mall
5. [77096](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison consistent with recommendations in the adopted the *Greater East Towne Area Plan*.
- Parkside Drive extension to Mendota Street

Note: Items 6 and 7 should be referred to a future meeting (no date specified) at the request of staff to allow more study of the areas to be rezoned

6. [77249](#) Creating Section 28.022-00623 of the Madison General Ordinances to change the zoning of 3801, 3809, 3813, and 3859 E Washington Avenue; and 3909, 3913, and the northwesterly portion of 3917 Lien Road, 17th Alder District, from CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use)

District.

7. [77250](#) Creating Section 28.022-00624 of the Madison General Ordinances to change the zoning of various properties located at 1754, 1755, 1798, and 1799 Thierer Road; 1745 Parkside Drive; 4002, 4016 and 4201 E Washington Avenue; 4102-4202 and 4302-4602 East Towne Boulevard; 2627-2651 East Springs Drive; and 4802-4814 Annamark Drive, 17th Alder District, from CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00625 of the Madison General Ordinances to change the zoning of all or portions of property generally addressed as 43, 53, 89, and 135 East Towne Mall; 4301, 4323, 4505, 4601, and 4725 East Towne Boulevard; 2201-2245 Zeier Road; 1701 Eagan Road; 4303 East Towne Way; and 2602 East Springs Drive, 17th Alder District, from CC (Commercial Center) District to RMX.

Development-Related Requests

Note: Items 8-11 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.

8. [76899](#) 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.: Consideration of a demolition permit to demolition of 10 residential buildings for a proposed residential redevelopment.
9. [77208](#) SUBSTITUTE: Creating Section 28.022-00628 of the Madison General Ordinances to change the zoning of property located at 437-445 West Johnson Street, 430-440 West Dayton Street, and 215-221 North Bassett Street, 4th Alder District, from PD (Planned Development) and DR2 (Downtown Residential 2) District to UMX (Urban Mixed-Use) District.
10. [76900](#) 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.: Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a multi-family dwelling with greater than eight (8) dwelling units; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use in the UMX District for outdoor recreation, all to allow construction of a 12-story apartment building with 232 units.
11. [76903](#) Approving a Certified Survey Map of property owned by Core Madison Bassett, LLC located at 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.

Note: Items 12 and 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.

12. [77008](#) 426 S Yellowstone Drive; 19th Ald. Dist.: Consideration of a demolition permit to demolish a two-story office building

13. [77010](#) 426 S Yellowstone Drive; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for dwelling units in a mixed-use building, and consideration of a conditional use in the SE District for a building exceeding five stories and 68 feet in height, to allow construction of a six-story mixed-use building with 750 square feet of commercial space and 147 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. [77015](#) 826 Williamson Street and 302 S Paterson Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish two commercial buildings.
15. [77016](#) 826 Williamson Street and 302 S Paterson Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a building exceeding four stories and 60 feet in height in the Transit-Oriented Development (TOD) Overlay District; consideration of a conditional use in the TSS District for dwelling units in a mixed-use building with greater than 60 units; and consideration of a conditional use in the TSS District for buildings with non-residential uses occupying less than 50 percent of the ground-floor frontage facing the primary street, all to allow construction of to construct a mixed-use building with a four-story wing consisting of approximately 3,734 sq. ft. of commercial space and 55 apartments on Williamson Street in the Third Lake Ridge Historic Dist. and a five-story wing consisting of approximately 864 sq. ft. of commercial space and 133 apartments on S Paterson Street.
16. [77017](#) Approving a Certified Survey Map of property owned by Threshold Development, LLC located at 826 Williamson Street and 302 S Paterson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.
17. [77209](#) Creating Section 28.022-00629 of the Madison General Ordinances to change the zoning at property located at 702 North Midvale Boulevard and 401 North Segoe Road, 11th Alder District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.
18. [77011](#) 131 E Lakeside Street; 13th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a restaurant-tavern to allow a restaurant-tavern tenant in a mixed-use building with outdoor eating area.

Note: Item 19 should be referred to May 22, 2023 at the request of the applicant

19. [77013](#) 610 Junction Road; 9th Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow a restaurant-nightclub tenant in a mixed-use building with an outdoor eating area.

20. [77018](#) 506-518 E Wilson Street and 134-148 S Blair Street; 6th Ald. Dist.: 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
21. [77019](#) 2002 Pankratz Street; 12th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for indoor recreation; consideration of a conditional use in the SE District for a restaurant-tavern, and; consideration of a conditional use in the SE District for an outdoor eating area serving later than 9:00 p.m., all to allow a brewery to be converted into an indoor volleyball facility with restaurant-tavern and outdoor eating area.
22. [77020](#) 220 Cottage Grove Road; 15th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a convenience store to allow construction of an addition

Note: Items 23-25 are related and should be referred to May 22, 2023 at the request of the applicant.

23. [76506](#) 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, and various other parcels in the Acacia Ridge subdivision; 1st Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the Acacia Ridge subdivision to reflect the proposed *Acacia Ridge Replat No. 4* subdivision.
24. [76589](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 4* on property generally addressed as 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, et al; 1st Ald. Dist.
25. [76508](#) 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, et al; 1st Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Planned (TR-P) District for a residential building complex containing 10 single-family detached dwellings on two lots and two outlots in the proposed *Acacia Ridge Replat No. 4*.

Note: Items 26-28 are related and should be referred to a future meeting (no date specified) at the request of the applicant.

26. [77207](#) Creating Section 28.022-00626 of the Madison General Ordinances to change the zoning of various properties located in the northeastern quadrant of the Acacia Ridge subdivision generally addressed as 606-614 Little Dove Trail and 9205-9229 Silver Maple Drive, 1st Alder District, from TR-C3 (Traditional Residential-Consistent 3) District to TR-P (Traditional Residential-Planned) District.

27. [77375](#) 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-9242 Gentle Feather Road, and various other parcels in the Acacia Ridge subdivision; 1st Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the Acacia Ridge subdivision to reflect the proposed *Acacia Ridge Replat No. 5* subdivision.
28. [76590](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 5* on property generally addressed as 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-9242 Gentle Feather Road, et al; 1st Ald. Dist.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – May 22, 2023

- Comprehensive Plan - 2023 Progress Update
- Reviewing the Final Report of the Task Force on Farmland Preservation
- (Tentative) Subdivision Regulations Update Overview
- 3822 Mineral Point Road - PD(SIP) Alteration to allow general retail use in a multi-tenant commercial building

- Upcoming Matters – June 12, 2023

- (Tentative) Adopting the Reiner Neighborhood Development Plan
- 1115 S High Point Road - Assigning SR-V2 Zoning and Conditional Use - Assign permanent zoning for recently attached adult family home and construct an addition with 19 apartments, daycare center, and outdoor recreation (pool)
- 5202 High Crossing Blvd. - Sun Prairie - Demolition Permit - Demolish movie theater
- 6323-6425 Odana Road - Demolition Permit - Demolish seven-building office park

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.