



# 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, May 22, 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>
- 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: 895 3454 1421

**\*\*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 MAY 8, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1008297&GUID=ABA18C51-52BC-4612-A252-12BF9F2D7919](https://madison.legistar.com/View.ashx?M=M&ID=1008297&GUID=ABA18C51-52BC-4612-A252-12BF9F2D7919)

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, June 12, 26 and July 10, 24, 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 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. [77787](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(2) and 10.34(4), Madison General Ordinances naming a new frontage road along the Dane County Landfill Maahic Way and the easterly extension of the frontage road along the Yahara Hills Golf Course Millpond Rd. (16th AD)
3. [77788](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of safety improvements at the intersection of S. Gammon Road and Watts Road. Located in part of the NW ¼ of the SW ¼ of Section 25, T7N, R8E, in the City of Madison. (19th AD)

## NEW BUSINESS

4. [77441](#) Adopting the Final Report of the Task Force on Farmland Preservation
5. [77479](#) Accepting the report titled "Comprehensive Plan - 2023 Progress Update"
6. [77810](#) A resolution adopting a Public Participation Plan for the City of Madison Comprehensive Plan Interim Update (2023) and authorizing the Planning Division to draft amendments to the text and maps in the 2018 Comprehensive Plan.

## PUBLIC HEARINGS

### Development-Related Requests

Note: Item 7 should be referred to June 12, 2023 at the request of the applicant

7. [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.
8. [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
9. [77224](#) 3822 Mineral Point Road; 5th Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow a general retail tenant in the existing commercial building

Note: Items 10-12 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.

10. [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.
11. [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.
12. [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 in the proposed *Acacia Ridge Replat No. 4*.

Note: Items 13-16 are related and were referred to this meeting by the Plan Commission on May 8, 2023. However, on May 16, the Common Council referred ID 77208 to the June 12 Plan Commission meeting. For consistency, the Planning Division recommends that the Plan Commission refer Items 13-16 to June 12, 2023.

13. [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.
14. [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.

15. [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.
16. [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.

## **BUSINESS BY MEMBERS**

### **SECRETARY'S REPORT**

#### **- Recent Common Council Actions**

- 702 N Midvale Boulevard and 401 N Segoe Road- Approve PD(SIP) for Hilldale Shopping Center "Phase 3" mixed-use development - Adopted on May 16, 2023 subject to Plan Commission recommendation
- Amend Official Map to map reservations for extensions of High Crossing Blvd. and East Springs Drive in the East Towne Mall area - Adopted on May 16, 2023 subject to Plan Commission recommendation

#### **- Upcoming Matters – June 12, 2023**

- Subdivision Regulations Update: Ordinance repealing and re-creating MGO Section 16.23 to be introduced on June 6, 2023. Tentative schedule: Overview, public hearing, and discussion on June 12; final Plan Commission discussion and recommendation to the Common Council on June 26
- Adopting the Reiner Neighborhood Development Plan
- 1115 S High Point Road - Assigning SR-V2 Zoning and Conditional Use - Assign SR-V2 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

#### **- Upcoming Matters – June 26, 2023**

- Election of Plan Commission Chair and Vice-Chair
- Plan Commission Appointments to Joint Campus Area Committee and Transportation Commission
- Adj. to 2550 Woods Road - Annexation of City-owned parcel from the Town of Verona
- 428-444 State Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish three buildings to construct six-story tall mixed-use building adjacent to Lisa Link Peace Park with up to 6,445 square feet of commercial space and 26 apartments on one lot
- 4687 Verona Road - Demolition Permit and Conditional Use - Demolish and reconstruct

restaurant with vehicle access sales and service window  
- 4953 Hoepker Road - Demolition Permit - Demolish single-family residence  
- 5106 Spring Court - Conditional Use - Construct accessory building with accessory dwelling unit on lakefront lot  
- 5048 Thorson Road - Extraterritorial Certified Survey Map to create two lots in the Town of Sun Prairie

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.