



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, July 24, 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: 872 6415 3354

****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 JULY 10, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008301&GUID=8D2F26A9-52FA-42CB-98EE-DD6794C79AEB](https://madison.legistar.com/View.ashx?M=M&ID=1008301&GUID=8D2F26A9-52FA-42CB-98EE-DD6794C79AEB)

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, August 7, 28 and September 18, 2023 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, September 7, 2023 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.

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. [78658](#) Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of Acacia Ridge Replat No. 2 to allow the replatting of a portion the development. Being located in the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 1)

NEW BUSINESS

3. [78580](#) 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 at 6401-6417 Cottage Grove Road (District 16)

PUBLIC HEARINGS

Annexation

4. [78656](#) Creating Section 15.01(655) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" annexing to the 16th Alder District the property located at 2986 Femrite Drive, 2987 Femrite Drive, and 3084 Luds Lane in the Town of Cottage Grove, amending Section 15.02(155) of the Madison General Ordinances to annex the property to Ward 155, and assigning a temporary zoning classification of Temporary A (Agricultural) District. (District 16)

Development-Related Requests

5. [78198](#) 102 Dempsey Road; District 15: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for a water pumping station and reservoir to allow an emergency electric generator to be installed at Madison Water Utility Unit Well 11.
6. [78422](#) 5132 Voges Road; District 16: Consideration of a conditional use in the Industrial-Limited

(IL) District for an animal shelter to allow construction of an accessory building for the Dane County Humane Society

Note: Item 7 should be referred to August 7, 2023 to provide corrected notice

7. [78423](#) 314 Junction Road; District 9: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow an animal daycare tenant in a mixed-use building
8. [78424](#) 526 Pinney Street; District 15: Consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building to allow construction of a four-story mixed-use building containing 2,215 square feet of commercial space and 138 apartments

Note: Items 9-10 are related and should be referred to August 28, 2023 at the request of the applicant

9. [78192](#) 18-30 N Carroll Street; District 4: Consideration of a demolition permit to demolish two commercial buildings and a museum
10. [78194](#) 18-30 N Carroll Street; District 4: Consideration of a conditional use in the Downtown Core (DC) District for a new building greater than 20,000 square feet or that has more than four stories to allow construction of a five-story museum
11. [78225](#) Approving a Certified Survey Map of property owned by Wisconsin Historical Foundation, Inc. located at 18-30 N Carroll Street; District 4.

Zoning Text Amendments

12. [78322](#) SUBSTITUTE: Amending Section 28.104(7)(c) of the Madison General Ordinances to add an exception to height and story minimum requirements.
13. [78659](#) Amending Section 28.104(2) of the Madison General Ordinances to add an Exemption from Transit Oriented Development Requirements for Madison- and Dane County-Owned Parks.
14. [78688](#) Amending Sections 28.060 and 28.071 of the Madison General Ordinances to Add a Door and Window Opening Standards Exemption for Civic or Institutional Buildings in Certain Zoning Districts.
15. [78690](#) Amending Various Sections of Chapter 28 of the Madison General Ordinances to Reduce Some Minimum Setback Requirements for Consistency with Existing Lots.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- Repealing and Recreating Section 16.23 of the Madison General Ordinances to Update the Subdivision Regulations - On July 11, 2023, the Common Council referred Second Substitute to its July 25 meeting
- Amending MGO Sections 9.29 and 28.151 to update regulations for Tourist Rooming Houses - Adopted by the Common Council on July 11, 2023 subject to Plan Commission recommendation

- Upcoming Matters – August 7, 2023

- 1609 S Park Street - Conditional Use - Renovate existing coffee shop and reconstruct vehicle access sales and service window in Urban Design Dist. 7
- 970 N Gammon Road - PD to LMX to allow one-story former daycare center to be converted into service business
- 925-995 Applegate Road - Demolition Permit - Demolish two commercial buildings
- 1145 N Sherman Avenue - Conditional Use to allow a nightclub tenant in existing multi-tenant commercial building

- Upcoming Matters – August 28, 2023

- 232 N Park Street, 209 Bernard Court, 908 W Dayton Street, 207 N Brooks Street, and 911-923 Clymer Place - TR-U2 to CI, Amended CI District Master Plan, and Demolition Permit - Demolish three residences and amend master plan to allow construction of a six-story, 149,200 sq. ft. academic building (Levy Hall) on UW-Madison campus
- 3420-3614 Milwaukee Street - Temp A. to TR-V2, TR-U2, CC-T, CN and PR and Preliminary Plat of "Starkweather Plat" creating 13 lots for future residential and mixed-use development, five outlots for public uses, and five outlots for private uses
- 660 S Whitney Way - Conditional Use to convert restaurant-tavern into bank with vehicle access sales and service window in Urban Design Dist. 3

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.