



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, October 2, 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: 833 8825 6593

****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 SEPTEMBER 7, 2023 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1055040&GUID=0E9EA083-6607-4246-8766-126CEB7E21FF](https://madison.legistar.com/View.ashx?M=M&ID=1055040&GUID=0E9EA083-6607-4246-8766-126CEB7E21FF)

MINUTES OF THE SEPTEMBER 18, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008305&GUID=5C5BF750-CD24-47A0-AA40-E1E485605638](https://madison.legistar.com/View.ashx?M=M&ID=1008305&GUID=5C5BF750-CD24-47A0-AA40-E1E485605638)

SCHEDULE OF MEETINGS

- Regular Meetings:
- Monday, October 30 and November 13, 27, 2023 at 5:30 p.m. (Virtual Meetings)

- Special Meeting:
- Thursday, December 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.

PUBLIC HEARINGS

Urban Design Commission Ordinance Amendment

2. [79845](#) Amending Section 33.24(15)(e)12. of the Madison General Ordinances to

Update Development Standards within Block 2b of Urban Design District No. 8.
(District 6)

Development-Related Requests

Note: Items 3-6 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.

3. [79327](#) 2102 Darwin Road (District 12): Consideration of a demolition permit to demolish a single-family residence.
4. [79525](#) Creating Section 28.022-00632 of the Madison General Ordinances to change the zoning of property located at 2202 Darwin Road from PMHP (Planned Mobile Home Park) District to SE (Suburban Employment) District. (District 12)
5. [79328](#) Approving a Certified Survey Map of property owned by B & G Real Estate, LLC and Optunities LLC located at 2102 and 2202 Darwin Road (District 12).
6. [79329](#) 2102-2202 Darwin Road (District 12): Consideration of a conditional use in the [Proposed] Suburban Employment (SE) District for auto rental to allow construction of an auto rental business on Lot 2 of a related CSM.

Note: Items 7-8 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. [79526](#) Creating Section 28.022-00641 of the Madison General Ordinances to change the zoning of property located at 248 East Hill Parkway from PD (Planned Development) District to TR-C3 (Traditional Residential - Consistent 3) District. (District 16)
8. [79326](#) Approving the preliminary plat and final plat of *Third Addition to Reston Heights* on property addressed as 248 East Hill Parkway (District 16).

Note: Items 9-10 should be referred to a future meeting (no date specified) pending a recommendation on ID 78635 by the Urban Design Commission

9. [78634](#) 139 W Wilson Street (District 4): Consideration of a demolition permit to demolish a four-story apartment building
10. [78635](#) 139 W Wilson Street (District 4): Consideration of a conditional use in the UMX (Urban Mixed-Use) 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 pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit; to construct 16-story apartment building with 320 units

Note: Items 11-13 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.

11. [79331](#) 3100 E Washington Avenue (District 12): Consideration of a demolition permit to demolish a car sales facility.
12. [79332](#) 3100 E Washington Avenue (District 12): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling with greater than 60 units to allow construction of a five-story apartment building with 192 units.
13. [79337](#) Approving a Certified Survey Map of property owned by LLS Enterprises, LLC located at 3100 E Washington Avenue (District 12).
14. [79325](#) REVISED - 6302 Odana Road (District 19): Consideration of a conditional use in the Suburban Employment (SE) District for a hotel; and consideration of a conditional use pursuant to MGO Section 28.141(13)(b) to reduce the requirement for an off-street loading space, to allow an office building to be converted into a hotel with 15 rooms/ suites with no off-street loading.
15. [79546](#) 1915-1917 S Stoughton Road (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District for general manufacturing to allow packaging and processing of alcohol beverages
16. [79550](#) 505 S Gammon Road (District 19): Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window to allow a general retail business to be converted into a bank with vehicle access sales and service window.
17. [79551](#) 617 W Lakeside Street (District 13): Consideration of a demolition permit to demolish the street-facing facade of a single-family residence

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – October 30, 2023

- 4716 Sheboygan Avenue - Amended PD(GDP) and PD(SIP) - Amend General Development Plan for Madison Yards at Hill Farms and approve Specific Implementation Plan to construct a five-story, 145-room hotel
- 602-1202 Boyer Street, 601-1103 Boyer Street, 8825 Nelson Crossing - EC and CN to SE and CN, and Final Plat Re-Approval - Rezoning University Research Park–Pioneer 1st Addition Replat, and re-approving the final plat to create 9 lots for future employment, 3 outlots for private open space and 2 outlots for stormwater management, and replat Boyer Street
- 2124-2216 Waters Edge Trl, 5-25 Spittlebug Circle, et al - TR-P Amendment,

Preliminary Plat, and Final Plat of "Village at Autumn Lake Replat No. 7," replatting 28 single-family lots into 17 single-family lots and 20 lots for 10 two-family twin homes

- Zoning Text Amendment - Amending various Sections of Madison General Ordinances to regulate the location of new "liquor stores" and/or "convenience stores" that hold a Class A beer or Class A liquor license
- (Tentative) 131 W Wilson Street - Conditional Use Alteration - Approve amended plans for exterior lighting on a 15-story, 263-unit apartment building (Referred pending final approval by Urban Design Commission)
- 112 S Hancock Street - Conditional Use - Convert three-family dwelling into a five-unit apartment building
- 702-726 S High Point Road, 601-701 S Junction Road - PD(SIP) Alteration to add private middle/high school tenant to "Holy Name Heights" mixed-use development
- 5116-5118 Spring Court - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two single-family residences to construct new single-family residence on lakefront lot

- Upcoming Matters – November 13, 2023

- 405-407 & 431 W Gorham St, 408-430 W Johnson Street 304-318 N Broom Street - Demolition Permit, PD to UMX, Conditional Use, Certified Survey Map Referral - Demolish 13 residential buildings to construct 8- to 14-story, 459-unit apartment building on one lot
- 1849 Wright Street - IL to CI - Allow existing building on Madison College campus to be remodeled
- 5803 Lien Road - Temp. A to TR-P, PR and CN, and Preliminary Plat of "East Meadow Estates," creating 18 single-family lots, 11 lots for future multi-family development, and 6 outlots to be dedicated for public stormwater management, parkland, and conservancy
- 2012-2208 Wood Sorrel Street, 1901-1937 Firefly Drive, et al - Preliminary Plat and Final Plat of "Village at Autumn Lake Replat No. 8," replatting 130 single-family lots and 3 outlots into 154 single-family lots and 3 public outlots and 2 private outlots
- 353 Bear Claw Way - Conditional Use - Construct three-story, 59-unit apartment building on Lot 3, Paragon Place Addition No. 1
- 354 Bear Claw Way - Conditional Use - Construct four-story, 162-unit apartment building on Lot 2, Paragon Place Addition No. 1
- 4510-4514 Packers Avenue - A to SR-C3 and Certified Survey Map Referral - Create two lots for existing residences

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.