



# 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, November 13, 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: 834 1908 5756

**\*\*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 OCTOBER 30, 2023 REGULAR MEETING

<https://madison.legistar.com/View.ashx?M=M&ID=1008307&GUID=C5B419B1-C7F4-470B-AF00-0A5963BF2A7C>

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, November 27 and December 11, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, December 7, 2023 at 5:00 p.m. (Room 354, City-County 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. [80492](#) Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of Acacia Ridge to allow the replatting of a portion the development. Being located in the Northeast 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

Note: Item 3 should be referred to November 27, 2023 at the request of staff.

3. [80662](#) BY TITLE ONLY: Amending Section 16.03 of the Madison General Ordinances related to Transportation Demand Management to clarify Transportation Demand Management procedures, including broadening applicability.

## PUBLIC HEARINGS

### Development-Related Requests

4. [79970](#) 9454 Spirit Street/ 353 Bear Claw Way (District 9): Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for a multi-family dwelling (37-60) units to allow construction of a three-story, 59-unit apartment building.
5. [79971](#) 9503 Elderberry Road/ 354 Bear Claw Way (District 9): Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 162-unit apartment building.
6. [79018](#) 131 W Wilson Street (District 4): Consideration of an alteration to an approved conditional use in Urban Mixed-Use (UMX) zoning to approve amended plans for exterior lighting on a 15-story, 263-unit apartment building.
7. [79962](#) 112 S Hancock Street; First Settlement Historic District (District 6): Consideration of a conditional use in the Downtown Residential 1 (DR1) District for a multi-family dwelling (5-8 units) to allow a three-family dwelling to be converted into a five-unit multi-family dwelling.

8. [79963](#) 702-726 S High Point Road and 601-701 S Junction Road (District 1): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow a private school tenant in the existing Holy Name Heights/ Bishop O'Connor Center mixed-use development.
9. [79969](#) Approving the preliminary plat and final plat of the *Village at Autumn Lake Replat No. 8* on property addressed as 2012-2208 Wood Sorrel Street, 1901-1937 Firefly Drive, et al. (District 17)
10. [79988](#) Approving a Certified Survey Map of property owned by Ronald J. Likas located at 6550 Maahic Way (US Highways 12 and 18) (District 16).
11. [80214](#) 1129-1133 E Wilson Street (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for free-standing vending located within 200 feet from the property line of a lot with a residential use to allow food carts/ trucks in the parking lot of a brewpub.
12. [80221](#) 2927 E Washington Avenue (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a tasting room.
13. [80222](#) 4402 Brandt Road (CTH AB) (District 16): Consideration of a conditional use in the Industrial-General (IG) District for a landfill to allow Dane County to construct a sanitary landfill
14. [80332](#) Creating Section 28.022-00649 of the Madison General Ordinances to change the zoning of property located at 1849 Wright Street, 12th Alder District, from IL (Industrial-Limited) District to CI (Campus Institutional) District. (District 12)

Note: Items 15-20 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.

15. [79966](#) 407 and 431 W Gorham Street, 408-430 W Johnson Street, and 304-318 N Broom Street (District 4): Consideration of a demolition permit to demolition of 13 residential buildings for a proposed residential redevelopment.
16. [80329](#) SUBSTITUTE: Creating Section 28.022-00646 of the Madison General Ordinances to change the zoning of property located at 405-407 & 311 West Gorham Street, 408-430 West Johnson Street, 304-318 North Broom Street, 4th Alder District, from PD (Planned Development) District, CN (Conservancy) District, and UMX (Urban Mixed-Use) District to UMX (Urban Mixed-Use) District. (District 4)
17. [80308](#) Amending map in Section 28.071(2)(a) related to downtown height limits of the Madison General Ordinances to update the Downtown Height Map in the North Broom Street area. (District 4)

18. [79967](#) 405-407 and 431 W Gorham Street, 408-430 W Johnson Street, and 304-318 N Broom Street (District 4): 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 an eight- to fifteen-story apartment building with approximately 465 units.
19. [79992](#) Approving a Certified Survey Map of property owned by Core Spaces, LLC located at 405-407 and 431 W Gorham Street, 408-430 W Johnson Street, and 304-318 N Broom Street (District 4).
20. [80423](#) Authorizing the inclusion of a Land Use Restriction Agreement as an exhibit to the Purchase and Sale Agreement between Core Spaces, LLC (“Purchaser”) and the City of Madison for the Purchaser’s acquisition of the property located at 405 W. Gorham Street (District 4)

Note: Items 21 and 22 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.

21. [80330](#) Creating Section 28.022-00647 of the Madison General Ordinances to change the zoning of property located at 4510-4514 Packers Avenue, 18th Alder District, from A (Agricultural) District to SR-C3 (Suburban Residential-Consistent 3) District. (District 18)
22. [80003](#) Approving a Certified Survey Map of property owned by Robert Sands/ Sands Revocable Trust/ Sands Irrevocable Trust located at 4510-4514 Packers Avenue (District 18).

Note: Items 23 and 24 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.

23. [80331](#) Creating Section 28.022-00648 of the Madison General Ordinances to change the zoning of property located at 5803 Lien Road, 17th Alder District, from Temp. A (Temporary-Agricultural) District to TR-P (Traditional Residential-Planned) District. (District 17)
24. [79968](#) Approving the preliminary plat of the *East Meadow Estates* on property addressed as 5803 Lien Road (District 17).

**Zoning Text Amendments**

25. [80307](#) Amending map in Section 28.071(2)(a) related to downtown height limits of the Madison General Ordinances to update the Downtown Height Map in the Brayton Lot area. (District 6)

**Comprehensive Plan Amendment**

Note: Item 26 is the ordinance on which the Plan Commission is required to make a recommendation to the Common Council; Item 27 is the resolution that the Plan Commission is required to adopted by Statute.

26. [80281](#) Adopting an amendment to the City of Madison Comprehensive Plan.
27. [80367](#) Adopting an amendment to the City of Madison Comprehensive Plan.

**BUSINESS BY MEMBERS****SECRETARY'S REPORT****- Recent Common Council Actions**

- 4716 Sheboygan Avenue - Amended PD(GDP) and PD(SIP) to construct a five-story, 145-room hotel - Approved on November 7, 2023 subject to Plan Commission recommendation
- 602-1202 Boyer Street, et al - Rezoning from EC and CN to SE and CN, and final plat re-approval of University Research Park–Pioneer 1st Addition Replat - Approved on November 7, 2023 subject to Plan Commission recommendation
- Preliminary Plat and Final Plat of Village at Autumn Lake Replat No. 7 - Approved on November 7, 2023 subject to Plan Commission recommendation

**- Upcoming Matters – November 27, 2023**

- 4205 Portage Road - Conditional Use Alteration - Amend landscaping plans for approved five-building residential building complex to change mulch in planting beds from wood to stone
- 201-301 S Park Street, 702 and 755 Braxton Place - Rezoning four parcels to TR-U2 and RMX to facilitate future redevelopment of CDA-owned parcels in the Triangle
- 421 S Yellowstone Drive - Demolition Permit, SE to TR-U2, and Conditional Use - Demolish two-story office building to construct five-story, 83-unit apartment building
- 4702-4724 Tradewinds Pkwy - Rezoning to IL to SE to allow programming of existing office building to be expanded to other allowed uses
- 3002-3020 Meier Road - Rezoning from A to IL and Certified Survey Map Referral - Create one lot in IL zoning and one outlot in A zoning
- 7501-7625 Luds Lane and 8603-8901 Femrite Drive - Rezoning from Temp. A to SE and A and Certified Survey Map Referral - Create one lot in SE zoning and one lot in A zoning; also seeking A zoning newly annexed Dane County-owned lands outside of proposed CSM
- 4404 Hoepker Road - Rezoning from A to TR-U1 and NMX and Preliminary Plat and Final Plat - Preliminary plat of Pumpkin Hollow, creating 6 lots for future residential, 3 lots for future mixed-use development, and 3 outlots for stormwater management, and

the final plat of Pumpkin Hollow-Phase 1, creating 2 lots for future residential development and 1 outlet for stormwater management

- Annexation of three parcels totaling 96.8 acres on south side of Mid Town Road on both sides of Marty Road from the Town of Verona
- 5632 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct new single-family residence on lakefront lot
- 1302 Chandler Street - Demolition Permit - Demolish single-family residence

#### **- Upcoming Matters – December 11, 2023**

- 29 S Mills Street - Demolition Permit, Rezoning from CI to TSS, and Conditional Use - Demolish community center (Neighborhood House) to construct a six-story mixed-use building containing a 16,300 square-foot community center and 60 apartments
- 118 State Street - Rezoning from PD to DC and Conditional Use to allow nightclub in existing two-story building
- 5001-5105 N Sherman Ave. & 1904 Wheeler Road - Rezoning from A and SR-C1 to PR, Conditional Use, and Certified Survey Map Referral - Create two lots by CSM to allow reconstruction and expansion of a golf driving range (outdoor recreation) adjacent to Cherokee Marsh Conservation Park–North Unit on proposed Lot 2, with existing place of worship on proposed Lot 1
- 529 University Avenue - Demolition Permit - Demolish restaurant-tavern

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.