



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, November 27, 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: 880 5000 4098

****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 NOVEMBER 13, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008309&GUID=5D4313E1-0601-4816-849B-96BBD912ACDA](https://madison.legistar.com/View.ashx?M=M&ID=1008309&GUID=5D4313E1-0601-4816-849B-96BBD912ACDA)

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, December 11, 2023 and January 8, 22, 2024 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.

NEW BUSINESS

2. [80662](#) Amending Section 16.03 of the Madison General Ordinances related to Transportation Demand Management to clarify Transportation Demand Management procedures, including broadening applicability.
3. [80795](#) Authorizing the execution of a release of a platted 40-foot No Building Area Restriction on 4115 Maple Grove Drive (District 7).

PUBLIC HEARINGS

Annexation

4. [80639](#) Creating Section 15.01(657) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" annexing to the 1st Alder District the property located in the Town on Verona on the south side of Mid Town Road, generally located between Carns Drive and South Gammon Road, creating Section 15.02(159) of the Madison General Ordinances to annex the property to Ward 159, amending 15.03(1) to add Ward 159 to Alder District 1, and assigning a temporary zoning classification of Temp. A (Agricultural) District. (District 1)

Development-Related Requests

5. [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.
6. [80223](#) 4205 Portage Road (District 17): Consideration of an alteration of an approved conditional use for a residential building complex in the Traditional Residential-Urban 1 (TR-U1) District to allow the mulch in planting beds to be changed from wood to stone.
7. [80434](#) 1302 Chandler Street (District 13): Consideration of a demolition permit to demolish a single-family residence.
8. [80631](#) Creating Section 28.022-00650 of the Madison General Ordinances to change the zoning of property located at 201-301 South Park Street from PD (Planned Development) District to RMX (Regional Mixed-Use) District; creating Section 28.022-00651 of the Madison General Ordinances to change the zoning of property located at 702 Braxton Place from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District; and creating Section 28.022-00652 of the Madison General Ordinances to change the zoning of property located at 755 Braxton Place from PD (Planned Development) District to TR-U2 (Traditional Residential-Urban 2) District. (District 13)
9. [80635](#) Creating Section 28.022-00654 of the Madison General Ordinances to change the zoning of property located at 4702-4724 Tradewinds Parkway from IL (Industrial-Limited) District to SE (Suburban Employment) District. (District 16)

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. [80224](#) 421 S Yellowstone Drive (District 19): Consideration of a demolition permit to demolish a two-story office building.
11. [80632](#) Creating Section 28.022-00653 of the Madison General Ordinances to change the zoning of property located at 421 South Yellowstone Drive from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19)
12. [80225](#) 421 S Yellowstone Drive (District 19): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units to allow construction of a five-story, approximately 83-unit apartment building.

Note: Items 13 and 14 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.

13. [80636](#) Creating Section 28.022-00655 of the Madison General Ordinances to change the zoning of property located at 4404 Hoepker Road from A (Agricultural) District to NMX (Neighborhood Mixed-Use) District and creating Section 28.022-00656 of the Madison General Ordinances to change the zoning of property located at 4404 Hoepker Road from A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District. (District 17)
14. [80236](#) Approving the preliminary plat of *Pumpkin Hollow* and the final plat of *Pumpkin Hollow - Phase 1*, all on land generally addressed as 4404 Hoepker Road (District 17).

Note: Items 15 and 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.

15. [80637](#) Creating Section 28.022-00657 of the Madison General Ordinances to change the zoning of property located at 3002-3020 Meier Road from A (Agricultural) District to IL (Industrial-Limited) District. (District 16)
16. [80234](#) Approving a Certified Survey Map of property owned by the estate of William C. Blatterman located at 3002-3020 Meier Road (District 16).

Note: Items 17 and 18 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.

17. [80638](#) Creating Section 28.022-00658 of the Madison General Ordinances to change the zoning of property located at 8603-8901 Femrite Drive and 7501-7525 Luds Lane from Temp. A (Agricultural) District to A (Agricultural) District; and creating Section 28.022-00659 of the Madison General Ordinances to change the zoning

of property located at 8603-8901 Femrite Drive and 7501-7525 Luds Lane from Temp. A (Agricultural) District to SE (Suburban Employment) District. (District 16)

18. [80235](#) Approving a Certified Survey Map of property owned by the County of Dane located at 8603-8901 Femrite Drive (District 16).

Note: Items 19 and 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.

19. [80428](#) 5632 Lake Mendota Drive (District 19): Consideration of a demolition permit to demolish a single-family residence.
20. [80429](#) 5632 Lake Mendota Drive (District 19): Consideration of a conditional use to allow a new single-family residence to be constructed on a lakefront property

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Annual Statement of Interest Forms

** Note: The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms are due on January 2, 2024. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- 405-407 & 431 W Gorham St 408-430 W Johnson Street 304-318 N Broom Street - Rezoning from CN, UMX and PD to UMX and changing Downtown Height Map for residential redevelopment - Approved on November 21, 2023 subject to Plan Commission recommendations
- 1849 Wright Street - Rezoning from IL to CI - Approved on November 21, 2023 subject to Plan Commission recommendation
- 5803 Lien Road - Rezoning from Temp. A to TR-P and Preliminary Plat of East Meadow Estates - Approved on November 21, 2023 subject to Plan Commission recommendations
- Preliminary Plat and Final Plat of Village at Autumn Lake Replat No. 8 - Approved on November 21, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment to amend map in Section 28.071(2)(a) related to downtown height limits to update the Downtown Height Map in the Brayton Lot area - Approved on November 21, 2023 subject to Plan Commission recommendation
- 4510-4514 Packers Avenue Rezoning from A to SR-C3 and Certified Survey Map Referral - Approved on November 21, 2023 subject to Plan Commission recommendations

- Upcoming Matters – December 11, 2023

- 29 S Mills Street - Demolition Permit, 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 - PD to DC and Conditional Use - Allow nightclub in existing two-story building
- 5001-5105 N Sherman Ave. & 1904 Wheeler Road - 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
- Zoning Text Amendment - Amending various sections of the Zoning Codes to fix minor errors
- 529 University Avenue - Demolition Permit - Demolish restaurant-tavern

- Upcoming Matters – January 8, 2024

- 33 W Johnson Street - UMX to PD - Approve General Development Plan and Specific Implementation Plan to convert former six-story school into mixed-use building with 16,000 sq. ft. of commercial space and 134 apartments, and construct 11-story hotel with 341 guestrooms

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.