



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Amended 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, December 11, 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: 846 7555 0927

**\*\*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 27, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1008310&GUID=B8B317E1-3644-4C1F-8BB1-ECFAD3DEE5AA](https://madison.legistar.com/View.ashx?M=M&ID=1008310&GUID=B8B317E1-3644-4C1F-8BB1-ECFAD3DEE5AA)

## 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.

## SCHEDULE OF MEETINGS

Regular Meetings:  
- Monday, January 8, 22 and February 5, 26, 2024 at 5:30 p.m. (Virtual Meetings)

## PUBLIC HEARINGS

### Zoning Text Amendment

2. [80803](#) Amending various Sections of Chapter 28 of the Madison General Ordinances related to Zoning Codes to fix minor errors.

## Development-Related Requests

Note: Items 3 and 4 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. [80828](#) Creating Section 28.022-00660 of the Madison General Ordinances to change the zoning of property located at 118 State Street from PD (Planned Development) District to DC (Downtown Core) District. (District 4)
4. [80432](#) 118 State Street (District 4): Consideration of a conditional use in the [Proposed] Downtown Core (DC) District for a nightclub.

Note: Items 5-7 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.

5. [80430](#) 29 S Mills Street (District 13): Consideration of a demolition permit to demolish a community center.
6. [80829](#) Creating Section 28.022-00661 of the Madison General Ordinances to change the zoning of property located at 29 South Mills Street from CI (Campus Institutional) District to TSS (Traditional Shopping Street) District. (District 13)
7. [80431](#) 29 S Mills Street (District 13): Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District for dwelling units in a mixed-use building containing 49-60 units; consideration of a conditional use in the TSS District for indoor recreation; and consideration of a conditional use in the TSS District and Transit-Oriented Development (TOD) Overlay for a building taller than four stories and 60 feet in height, all to allow construction of a six-story mixed-use building containing a 16,300 square-foot community center and gymnasium and 60 apartments.

Note: Items 8-10 are related and should be referred to a future meeting (no specific date) at the request of the applicant.

8. [80830](#) Creating Section 28.022-00662 of the Madison General Ordinances to change the zoning of property located at 5001-5105 North Sherman Avenue and 1904 Wheeler Road from A (Agricultural) District and SR-C1 (Suburban Residential-Consistent 1) District to PR (Parks and Recreation) District. (District 18)
9. [77592](#) 5105 N Sherman Avenue and 1904 Wheeler Road (District 18): Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for outdoor recreation and consideration of a conditional use for non-residential development immediately adjacent to the boundary of a City-owned public park, all to allow reconstruction and expansion of a golf driving range for TPC Wisconsin adjacent to Cherokee Marsh Conservation Park-North Unit.
10. [80433](#) Approving a Certified Survey Map of property owned by Cherokee Park, Inc. and Saint Peter's Catholic Church located at 5001-5105 N Sherman Avenue (District 18).

Note: Item 11 should be referred to January 8, 2024 at the request of the applicant.

11. [80686](#) 529 University Avenue (District 2): Consideration of a demolition permit to demolish a restaurant-tavern.

## DISCUSSION ITEMS

12. [81029](#) Demolition Approval Standards - Discussion of potential language change  
-This item was on the agenda but not covered at the December 7 Plan Commission Special Meeting
13. [81028](#) West and Northeast Area Plans - Progress update and Plan Commission input on key issues  
-December 7 discussion to be continued, with focus on issues common to both the West and Northeast Area Plan processes

## 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](http://www.cityofmadison.com/statementofinterests).

#### - Recent Common Council Actions

- Comprehensive Plan Interim Update - Approved on December 5, 2023 subject to Plan Commission recommendations
- 201-301 S Park Street, 702 and 755 Braxton Place - Rezoning from PD and TR-U1 to TR-U2 and RMX for future redevelopment of CDA-owned parcels in the Triangle - Approved on December 5, 2023 subject to Plan Commission recommendation
- 421 S Yellowstone Drive - Rezoning from SE to TR-U2 - Approved on December 5, 2023 subject to Plan Commission recommendation
- 4702-4724 Tradewinds Pkwy - Rezoning from IL to SE - Approved on December 5, 2023 subject to Plan Commission recommendation
- 3002-3020 Meier Road - Rezoning from A to IL and Certified Survey Map - Approved on December 5, 2023 subject to Plan Commission recommendations
- 7501-7625 Luds Lane and 8603-8901 Femrite Drive - Rezoning from Temp. A to SE and A and Certified Survey Map - Approved on December 5, 2023 subject to Plan Commission recommendations
- 4404 Hoepker Road - Rezoning from A to TR-U1 and NMX and Preliminary Plat and Final Plat of Pumpkin Hollow - Approved on December 5, 2023 subject to Plan Commission recommendations
- Annexation of three parcels on the south side of Mid Town Road on both sides of Marty Road from the Town of Verona - Approved on December 5, 2023 subject to Plan Commission recommendations

**- Upcoming Matters – January 8, 2024**

- 33 W Johnson Street - Rezoning from 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
- 1738 Roth Street - Conditional Use for a lodging house use in existing building

**- Upcoming Matters – January 22, 2024**

- 6110 Schroeder Road and 1-15 Ellis Potter Court - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish office building to construct three-story, 54-unit apartment building and two-story, 11-unit townhouse building on one lot in Urban Design Dist. 2
- 531 W Mifflin Street - Demolition Permit and Conditional Use - Demolish single-family residence to develop a residential building complex containing a relocated four-unit apartment building and single-family residence
- 702-734 E Washington Avenue - Conditional Use - Construct 14-story mixed-use building with up to 15,000 square feet of commercial space and 244 apartments in Urban Design Dist. 8
- 929 E Washington Avenue - Conditional Use Alteration - Construct 15-story, 265-room hotel in Urban Design Dist. 8

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.