



# 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, February 26, 2024

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>
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 883 4365 1077

**\*\*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 FEBRUARY 5, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1132511&GUID=B0B6AD74-0F06-4F76-BA42-3D0D21B8F6F8](https://madison.legistar.com/View.ashx?M=M&ID=1132511&GUID=B0B6AD74-0F06-4F76-BA42-3D0D21B8F6F8)

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, March 11, 25 and April 8, 2024 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, March 14, 2024 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 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. [81599](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for a Utility Materials Handling Site for the handling and disposal of excess cut and sediment materials. Located in part of the SW ¼ and NE ¼ and the SE ¼ of the NW ¼ of Section 36, T7N, R10E in the City of Madison, Dane County, Wisconsin. (District 16)
3. [81983](#) Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of Village at Autumn Lake Replat to allow the replatting of a portion the development. Being located in parts of both the Southwest 1/4 of the Southeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 26, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (District 17)

## PUBLIC HEARINGS

### Development-Related Requests

4. [81541](#) 5525 Tradesmen Drive (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District for general retail to allow a 10,000 square-foot retail space in a multi-tenant industrial building.
5. [81555](#) 5702 South Hill Drive (District 19): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school, public or private.
6. [81556](#) REVISED: 115-125 W Mifflin Street (District 4): Consideration of a demolition permit to demolish five commercial buildings.

Note: Items 7-8 should be referred to March 11, 2024 at the request of the applicant.

7. [78634](#) 139 W Wilson Street (District 4): Consideration of a demolition permit to demolish a four-story apartment building
8. [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

### **Zoning Text Amendment**

9. [81963](#) Amending Chapter 28 of the Madison General Ordinances to Clarify Various Underground and Site Parking Requirements.

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Recent Common Council Actions**

- 1410-1550 Engineering Drive - Amended CI District Master Plan for UW-Madison campus to allow construction of a 385,000 sq. ft. academic building for College of Engineering - Adopted on February 13, 2024 subject to Plan Commission recommendation
- 7751 Mid Town Road, 2150 Marty Road, and 7342-7362 Raymond Road - Rezoning approximately 101 acres from Temp. A to A, TR-P, and CC-T and the Preliminary Plat of Midpoint Meadows - Adopted on February 13, 2024 subject to Plan Commission recommendation

### **- Upcoming Matters – March 11, 2024**

- 1908 Arlington Place - Certified Survey Map Referral - Create two lots in TR-C2 zoning in University Heights Historic Dist.
- 529 University Avenue - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct a 12-story mixed-use building with 1,450 square feet of commercial space and 33 apartments
- 633-711 W Badger Road - Demolition Permit, Rezoning from SR-V2 to CC-T, and Certified Survey Map Referral - Create two lots and demolish a two-story commercial building to allow future construction of a community center on one lot
- 10252-10554 Mineral Point Road - Preliminary Plat and Certified Survey Map Referral - Re-approving Herrling Property Subdivision, creating approximately 59 single-family lots and 17 lots for future multi-family development, with outlots for stormwater management and one outlot for public park and create three outlots for future development
- 426 S Yellowstone Drive - Certified Survey Map - Create one lot in SE zoning and release a plat restriction
- Amending MGO Section 33.24(15)(e)5.a. related to Urban Design Landscaping and Open Space to remove the minimum terrace width requirement with Urban Design Dist. 8
- Zoning Text Amendment - Amending MGO Sections 28.151 and 28.211 to allow Accessory Dwelling Units for properties with up to eight dwelling units and remove owner-occupancy requirement for ADUs
- Zoning Text Amendment - Amending Sections within MGO Chapter 28 related to drive-through windows
- Zoning Text Amendment - Amending MGO Section 28.185 related to Approval of Demolition and Removal to expand considerations for properties with historic value or

significance.

- 428-444 State Street - Demolition Permit and Conditional Use - Demolish three buildings to construct six-story tall mixed-use building adjacent to Lisa Link Peace Park with up to 6,445 square feet of commercial space and 26 apartments
- 626 Langdon Street - Conditional Use for general retail and coffee shop tenant on ground floor of apartment building in DR2 zoning
- 204 W Sunset Court - Demolition Permit - Demolish street-facing façade of single-family residence
- 1002 Erin Street - Demolition Permit - Demolish single-family residence
- 4701 Ellestad Drive - Demolition Permit - Demolish single-family residence
- 4902 Amcenter Drive - Conditional Use - Construct one-story multi-tenant commercial building with two vehicle access sales and service windows

#### **- Upcoming Matters – March 25, 2024**

- Lake Monona Waterfront Master Plan
- 2230 Pennsylvania Avenue - Conditional Use and Certified Survey Map Referral - Create two lots in IL zoning and construct four-story personal indoor storage facility on proposed Lot 2 in Urban Design Dist. 4
- 620 Cedar Street - Conditional Use - Construct accessory building exceeding 1,000 square feet
- 3722 Speedway Road - Conditional Use - Construct four-story mixed-use building with approximately 760 square feet of commercial space and 31 apartments
- 3180 Burke Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Burke

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 81428, Registrants for 2024 Plan Commission Meetings.