



# 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, March 11, 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: 878 1586 0148

**\*\*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 26, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1132512&GUID=B83397F5-1679-4235-A860-2DB394D3D844](https://madison.legistar.com/View.ashx?M=M&ID=1132512&GUID=B83397F5-1679-4235-A860-2DB394D3D844)

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, March 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. [82281](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. 13812 established for the reconstruction of Knutson Drive public street and utility improvements from Green Ave to Northport Dr. (District 18)
3. [82283](#) Authorizing the negotiation and execution of a Purchase and Sale Agreement between the City of Madison and VH Acquisitions, LLC, or its successors and assigns, for the City's acquisition of multiple parcels of land near the intersections of Marty Road, Mid Town Road, and Raymond Road, and Amending the adopted 2024 Engineering-Major Streets and 2024 Stormwater Utility Capital Budgets. (District 1 and District 20)
4. [82312](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Number: 12777-3-4.06 - Amendment 1 (District 19)

## PUBLIC HEARINGS

### Tax Incremental Financing Districts

5. [82259](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #36 (Capitol Gateway), City of Madison. (District 6, District 12)
6. [82261](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #42 (Wingra), City of Madison. (District 13, District 14)
7. [82262](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #44 (Royster Clark), City of Madison. (District 3, District 15, District 16)
8. [82264](#) Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #50 (State and Lake), City of Madison. (District 2, District 4, District 8)

**Zoning Text Amendments**

Note: Item 9 should be referred to April 8, 2024 to allow consideration of the proposed amendment by the Housing Strategy Committee on March 28, 2024.

9. [81952](#) Amending Sections 28.151 and 28.211 of the Madison General Ordinances to allow Accessory Dwelling Units for properties with up to eight dwelling units and remove owner-occupancy requirement for ADUs.
10. [81965](#) Amending Sections within Chapter 28 of the Madison General Ordinances related to drive-through windows.
11. [81966](#) Amending Section 28.185 of the Madison General Ordinances related to Approval of Demolition and Removal to expand considerations for properties with historic value or significance.

**Urban Design Commission Ordinance Amendment**

12. [81908](#) Amending Section 33.24(15)(e)5.a. of the Madison General Ordinances related to Urban Design Landscaping and Open Space to remove the minimum terrace width requirement with Urban Design District No. 8.

**Land Divisions**

13. [81560](#) Approving a Certified Survey Map of property owned by 1908 Arlington Place, LLC located at 1908 Arlington Place, University Heights Historic District (District 5).
14. [81564](#) Approving a Certified Survey Map of property owned by United Herring Land LLC located at 10252 Mineral Point Road (District 9).
15. [81941](#) Approving a Certified Survey Map of property owned by Yellowstone Apartments, LLC located at 426 S Yellowstone Drive and releasing City enforcement of a platted restriction (District 19).

**Development-Related Requests**

Note: Items 16 and 17 should be referred to a future meeting (no specific date) at the request of the applicant.

16. [78634](#) 139 W Wilson Street (District 4): Consideration of a demolition permit to demolish a four-story apartment building
17. [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 18 and 19 were withdrawn by the applicant and should be placed on file without prejudice.

18. [80686](#) 529 University Avenue (District 2): Consideration of a demolition permit to demolish a restaurant-tavern.
19. [81558](#) 529 University Avenue (District 2): Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet and more than four stories to allow construction of a 12-story mixed-use building with approximately 1,450 square feet of commercial space and 33 apartments.

Note: Items 20-28 cannot be heard at this meeting. The notices to property owners and occupants of parcels within 200 feet of those properties were not mailed at least ten (10) days before this public hearing as required by MGO Section 28.181.

New notice for those requests will be provided for the March 25, 2024 Plan Commission meeting, including publication of a new Class 2 notice in the Wisconsin State Journal, and mailed notices to property owners and occupants of parcels within 200 feet.

20. [81917](#) 626 Langdon Street (District 2): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for general retail and a coffee shop tenant in a multi-family dwelling.
21. [81918](#) 204 W Sunset Court (District 5): Consideration of a demolition permit to demolish the street-facing wall of a single-family residence.
22. [81919](#) 1002 Erin Street (District 13): Consideration of a demolition permit to demolish a single-family residence.
23. [81920](#) 4701 Ellestad Drive (District 16): Consideration of a demolition permit to demolish a single-family residence.
24. [81921](#) 5454 Buttonwood Drive/ 4902 Amcenter Drive (District 17): Consideration of a conditional use in the Commercial Center (CC) District for vehicle access sales and service windows to allow construction of a multi-tenant commercial building with two vehicles access sales and service windows
25. [81565](#) 428-444 State Street (District 2): Consideration of a demolition permit to demolish three mixed-use buildings.
26. [69792](#) 428-444 State Street; 2nd Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District for a new building; and consideration of a conditional use for nonresidential development immediately adjacent to the boundary of a City-owned public park, to allow construction of a six-story tall

mixed-use building containing up to 6,445 square feet of commercial space and 26 apartments adjacent to Lisa Link Peace Park.

27. [81559](#) 655 W Badger Road (District 14): Consideration of a demolition permit to demolish a two-story commercial building.
28. [81954](#) Creating Section 28.022-00668 of the Madison General Ordinances to change the zoning of property located at 655 West Badger Road from SR-V2 (Suburban Residential-Varied 2) District to CC-T (Commercial Corridor-Transitional) District. (District 14)

Note: Items 29 cannot be heard at this meeting. The notices of the proposed preliminary plat were not mailed at least ten (10) days before this public hearing to the owners of all properties situated within the limits of the exterior boundaries of the proposed plat, and to the owners of all properties within 200 feet of the exterior boundaries of the plat, as required by MGO Section 16.23(4)(c)5.

The require notice for the plat will be provided for the March 25, 2024 Plan Commission meeting.

29. [81562](#) Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road (District 9).

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Recent Common Council Actions

- Amending MGO Chapter 28 to Clarify Various Underground and Site Parking Requirements - Adopted substitute ordinance on March 5, 2024 subject to Plan Commission recommendation

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

- ID 81653 - Lake Monona Waterfront Master Plan  
 - ID 81922 & 81944 - 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  
 - ID 82113 - 620 Cedar Street - Conditional Use - Construct accessory building exceeding 1,000 square feet  
 - ID 82116 - 3722 Speedway Road - Conditional Use - Construct four-story mixed-use building with approximately 760 square feet of commercial space and 31 apartments  
 - ID 82120 - 3180 Burke Road - Extraterritorial Certified Survey Map to create two lots in the Town of Burke

#### - Upcoming Matters – April 8, 2024

- ID 80830, 77592 & 80433 - 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  
- ID 82251 - 1254 E Washington AvenueLNDUSE-2024-00015 - Conditional Use - Convert building into single-family residence in Urban Design Dist. 8  
- (Tentative) Urban Design Commission Code Update Project, Phase 1 Amendment  
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.