



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, March 25, 2024

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>
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 872 0084 0283

****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 ntauwv, cov ntauwv 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 MARCH 11, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1132513&GUID=6B0AE889-F347-48D3-B77A-C1BC9CFFD17D](https://madison.legistar.com/View.ashx?M=M&ID=1132513&GUID=6B0AE889-F347-48D3-B77A-C1BC9CFFD17D)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, April 8 and May 6, 20, 2024 at 5:30 p.m. (Virtual Meetings)

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. [82474](#) Determining a Public Purpose and Necessity and adopting Relocation Orders for the acquisition of land interests required for the construction and maintenance of stormwater management facilities required for flood mitigation and restoration within the Old Sauk Trails Business Park Pond and Greenways portion of the Pheasant Branch Greenway. (District 9)

NEW BUSINESS

3. [81653](#) Adopting the Lake Monona Waterfront Master Plan (District 4, District 13, District 14)

PUBLIC HEARING-5:45 p.m.

Development-Related Requests

Note: Items 4 and 5 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.

4. [81559](#) 655 W Badger Road (District 14): Consideration of a demolition permit to demolish a two-story commercial building.
5. [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 6 and 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.

6. [81565](#) 428-444 State Street (District 2): Consideration of a demolition permit to demolish three mixed-use buildings.
7. [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.

Note: Items 8 and 9 are related and should be referred to April 8, 2024 at the request of the applicant and to allow for a recommendation by the Urban Design Commission.

8. [81922](#) 2230 Pennsylvania Avenue; Urban Design Dist. 4 (District 12): Consideration of a conditional use in the Industrial-Limited (IL) District for a personal indoor storage facility.
9. [81944](#) Approving a Certified Survey Map of property owned by Madison Square Storage, LLC located at 2230 Pennsylvania Avenue (District 12).
10. [81562](#) Re-approving the preliminary plat of *Herring Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road (District 9).
11. [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.
12. [81918](#) 204 W Sunset Court (District 5): Consideration of a demolition permit to demolish the street-facing wall of a single-family residence.
13. [81919](#) 1002 Erin Street (District 13): Consideration of a demolition permit to demolish a two-family residence.
14. [81920](#) 4701 Ellestad Drive (District 16): Consideration of a demolition permit to demolish a single-family residence.
15. [81921](#) 5454 Buttonwood Drive/ 4902 Amcenter Drive (District 17): Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window to allow construction of a multi-tenant commercial building with a vehicle access sales and service window.
16. [82113](#) 620 Cedar Street (District 13): Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District to construct an accessory building exceeding 1,000 square feet.
17. [82116](#) 3722 Speedway Road (District 5): Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a mixed-use building with more than 24 dwelling units; and consideration of a conditional use in the NMX District for a building taller than three stories or 40 feet in height to allow for the construction of a four-story mixed-use building containing approximately 760 square feet of commercial space and 31 dwelling units.

Land Division

18. [82120](#) 3180 Burke Road, Town of Burke: Approval of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two lots.

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

- 1908 Arlington Place - Certified Survey Map creating two lots in TR-C2 zoning in University Heights Historic Dist. - Approved on March 19, 2024 subject to Plan Commission recommendation
- 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 - Approved on March 19, 2024 subject to Urban Design Commission and Plan Commission recommendations
- Amending MGO Section 28.185 related to Approval of Demolition and Removal to expand considerations for properties with historic value or significance. - Approved on March 19, 2024 subject to Plan Commission recommendation

- Upcoming Matters – April 8, 2024

- ID 80830, 77592 & 80433 - 5001-5105 N Sherman Ave. & 1904 Wheeler Road - Rezone 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
- ID 81965 - Amending Sections within MGO Chapter 28 related to drive-through windows
- ID 81952 - 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
- ID 82251 - 1254 E Washington Avenue - Conditional Use - Convert building into single-family residence in Urban Design Dist. 8

- Upcoming Matters – May 6, 2024

- ID 81923, 81925 & 81945 - 506-518 E Wilson Street and 134-150 S Blair Street - Demolition Permit, Rezoning from PD to UMX, Conditional Use, and Certified Survey Map - Create two lots in (proposed) UMX zoning, and demolish five buildings to construct eight-story, 170-unit apartment building on S Blair Street and six-story, 100-room hotel on E Wilson Street with shared parking and open space

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.