



# 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, April 8, 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>
- 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: 839 2747 7645

**\*\*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 MARCH 14, 2024 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1134877&GUID=668E3769-E9D7-4B25-BCEB-CA0D40CE0492](https://madison.legistar.com/View.ashx?M=M&ID=1134877&GUID=668E3769-E9D7-4B25-BCEB-CA0D40CE0492)

## MINUTES OF THE MARCH 25, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1132514&GUID=CF74ADDE-E803-4F1B-A00A-E60526E31498](https://madison.legistar.com/View.ashx?M=M&ID=1132514&GUID=CF74ADDE-E803-4F1B-A00A-E60526E31498)

## SCHEDULE OF MEETINGS

Regular Meetings:  
- Monday, May 6, 20 and June 10, 24, 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.

## PUBLIC HEARINGS

### Development-Related Requests

2. [81562](#) Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road (District 9).

3. [82251](#) 1254 E Washington Avenue (District 6): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a single-family residence to allow a commercial building to be converted into a single-family residence.

Note: Items 4-6 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. [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)
5. [77592](#) 5001-5105 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.
6. [80433](#) Approving a Certified Survey Map of property owned by Cherokee Park, Inc. located at 5105 N Sherman Avenue/ 1904 Wheeler Road (District 18).

Note: Items 7 and 8 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.

7. [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.
8. [81944](#) Approving a Certified Survey Map of property owned by Madison Square Storage, LLC located at 2230 Pennsylvania Avenue (District 12).

### **Zoning Text Amendments**

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.

Note: Item 10 should be referred to May 6, 2024 at the request of the ordinance sponsors.

10. [81965](#) Amending Sections within Chapter 28 of the Madison General Ordinances related to drive-through windows.

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Upcoming Matters – May 6, 2024

- ID 81923, TBD, 81925 & 81945 - 506-518 E Wilson Street, 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, 178-unit apartment building on S Blair Street and six-story, 100-room hotel on E Wilson Street with shared parking and open space
- ID 82730 - 1874 E Washington Avenue - Conditional Use for an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID 82731 - 105 E Lakeview Avenue - Demolition Permit - Demolish single-family residence
- ID 82732 - 6910 E Buckeye Road - Conditional Use for a home occupation in an accessory building  
7751 Mid Town Road,
- ID 82730 - 1874 E Washington Avenue - Conditional Use for an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID 82731 - 105 E Lakeview Avenue - Demolition Permit - Demolish single-family residence
- ID 82732 - 6910 E Buckeye Road - Conditional Use for a home occupation in an accessory building
- ID 82733 - 2150 Marty Road, and 7342-7362 Raymond Road - Revised Preliminary Plat and Final Plat of Midpoint Meadows

#### - Upcoming Matters – May 20, 2024

- ID TBD - 4702 Verona Road - PD to Amended PD(GDP-SIP) - Amend General Development Plan and approve Specific Implementation Plan to renovate former bank building into coffee shop with vehicle access sales and service window
  - ID 82734 - 305 Bear Claw Way - Conditional Use - Construct residential building complex containing three (3) three-story, four-unit townhouse buildings and one (1) three-story, three-unit townhouse building on Lot 4 of Paragon Place Addition No. 1
- 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.

