



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, May 6, 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>
- 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: 871 2361 1246

****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 APRIL 8, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1132515&GUID=19AEB3F4-37FC-40FA-8A04-389D6B9D3A1B](https://madison.legistar.com/View.ashx?M=M&ID=1132515&GUID=19AEB3F4-37FC-40FA-8A04-389D6B9D3A1B)

SCHEDULE OF MEETINGS

Regular Meetings:
- Monday, May 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.

NEW BUSINESS

2. [82915](#) Adopting the recommendations for the Bus Rapid Transit (BRT) North-South corridor outlined in Attachment 1 and described in the report entitled "North-South BRT Locally Preferred Alternative."

PUBLIC HEARINGS

Zoning Text Amendments

3. [81965](#) Amending Sections within Chapter 28 of the Madison General Ordinances related to drive-through windows.

Development-Related Requests

4. [82730](#) 1874 E Washington Avenue (District 12): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor eating area for a restaurant-tavern tenant in a mixed-use building.
5. [82731](#) 105 E Lakeview Avenue (District 15): Consideration of a demolition permit to demolish a single-family residence.
6. [82732](#) 6910 E Buckeye Road (District 16): Consideration of a conditional use in the Agricultural (A) District for a home occupation with an outside employee.

Note: Item 7 has been withdrawn by the applicant. Therefore, Item 7 should be placed on file without prejudice.

7. [81562](#) Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road (District 9).

Note: Items 8 and 9 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.

8. [82733](#) Approving the revised preliminary plat of *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road (District 1).
9. [82752](#) Approving the final plat of *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road (District 1).

Note: Items 10-13 should be referred to June 10, 2024 pending approval of the project by the Landmarks Commission and a recommendation by the Urban Design Commission on Item 12.

10. [81923](#) 506-518 E Wilson Street (District 6): Consideration of a demolition permit to demolish five commercial buildings.
11. [82903](#) Creating Section 28.022-00669 of the Madison General Ordinances to change the zoning of properties located at 506-518 East Wilson Street and 134-150 South Blair Street, from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 6)
12. [81925](#) 506-518 E Wilson Street and 134-148 S Blair Street (District 6): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet and more than four stories; consideration of a conditional use in the UMX District for a multi-family dwelling with greater than eight (8) units; consideration of a conditional use in the UMX District for outdoor recreation; and consideration

of a conditional use per Section 28.137(2)(e) of the Zoning Code for a planned multi-use site containing a hotel, all to allow construction of a six-story, 100-room hotel on E Wilson Street and eight-story, 170-unit apartment building and structured parking on S Blair Street.

13. [81945](#) Approving a Certified Survey Map of property owned by JCAP Real Estate and JDJ Imports Company, LLC located at 506-518 E Wilson Street and 134-150 S Blair Street (District 6).

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Planning Division Annual Report

[83127](#) 2023 Planning Division Annual Report

- Recent Common Council Actions

- 633-711 W Badger Road - Rezoning from SR-V2 to CC-T to allow future construction of a community center on one lot - Approved on April 16, 2024 subject to the Plan Commission's recommendation
- 5001-5105 N Sherman Avenue & 1904 Wheeler Road - Rezoning from SR-C1 to PR and Certified Survey Map Referral to allow reconstruction and expansion of a golf driving range - Approved on April 16, 2024 subject to the Plan Commission's recommendations
- 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 - Approved on April 16, 2024 subject to the Plan Commission's recommendation subject to the Plan Commission's recommendation

- Upcoming Matters – May 20, 2024

- ID 82905 - 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
- ID 82937, 82938, and 82975 - 519-521 W Main Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two-family residence and four-unit residence to construct a four-story apartment building with 30 units and accessory general retail service business
- ID 82944, 82945 and 82977- 1124 Colby Street and 114 Van Deusen Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish single-family residence at 114 Van Deusen Street to allow construction of addition to existing daycare/Montessori school on one lot
- ID 82946 - 2250 Pennsylvania Avenue - Conditional Use for animal boarding, daycare, grooming and training
- ID 82947 - 2927 E Washington Avenue - Conditional Use for free-standing vending (food carts) in tap room parking lot

- Upcoming Matters – June 10, 2024

- (Tentative) ID 78643, 78911 and 78642 - Demolition Permit, Temp A. to TR-V2, TR-U2, CC-T, CN, and PR, and Preliminary Plat - Demolish industrial building and two single-family residences for future Starkweather Plat, creating 13 lots for future residential and mixed-use development, five outlots for public uses, and five outlots for private uses
 - ID 82942, 82943, 82976 - 755 Braxton Place - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish 10-story, 164-unit apartment building to construct three (3) five-story interconnected apartment buildings containing 344 total units on one lot
 - ID TBD - 205 S Stoughton Road - Rezoning from IL to THV - Construct tiny house village containing 22 tiny houses and a common building containing office space, general retail, and tiny house manufacturing
 - ID 82948, TBD, 82949, and 82978 - 515 N Whitney Way - Demolition Permit, Rezoning from NMX to TSS, Conditional Use, and Certified Survey Map Referral - Demolish one-story office building to construct five-story, 40-unit apartment building on one lot
 - ID 82950, TBD, 82972, and 82979 - 6610-6706 Old Sauk Road - Demolition Permit, Rezoning from SR-C1 & SR-C3 to TR-U2, Conditional Use, and Certified Survey Map Referral - Demolish two single-family residences and a two-family residence to construct three-story, 138-unit apartment building on one lot
- 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.