



# 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, May 20, 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: 872 4027 9093

**\*\*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 MAY 6, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1132519&GUID=4E1660C1-D7DC-4E85-A0C4-7814CD353851](https://madison.legistar.com/View.ashx?M=M&ID=1132519&GUID=4E1660C1-D7DC-4E85-A0C4-7814CD353851)

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, June 10, 24 and July 8, 29, 2024 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, July 11, 2024 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

## 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. [83179](#) Declaration of Public Street Right of Way of City owned parcels for Schewe Road and White Fox Lane, being part of the NE ¼ of the NE ¼ of Section 20 Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 9)
3. [83211](#) Amending the records, including maps and databases, of the street address numbers and street names by the City Engineer, referred to in Sections 10.34, Madison General Ordinances by changing the name of a north to south portion of Luds Lane to Luds Court, the location of the street name change lying approximately 1250 feet east of E. Buckeye Rd / CTH "AB" (District 16)

## PUBLIC HEARINGS

### Development-Related Requests

4. [82734](#) 305 Bear Claw Way (District 9): Consideration of a conditional use in the Suburban Residential-Variied 2 (SR-V2) District for a residential building complex containing three (3) three-story, four-unit townhouse buildings and one (1) three-story, three-unit townhouse building.
5. [82905](#) Creating Section 28.022-00670 of the Madison General Ordinances to change the zoning of property located at 4702 Verona Road from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00671 to approve a Specific Implementation Plan. (District 10)
6. [82946](#) 2250 Pennsylvania Avenue (District 12): Consideration of a conditional use in the Industrial-Limited (IL) District for animal boarding; consideration of a conditional use in the IL District for an animal daycare; and consideration of a conditional use in the IL District for an arts, technical, or trade school, all to allow animal boarding, animal daycare, and pet training in an existing

commercial building.

7. [82947](#) 2927 E Washington Avenue (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District to allow free-standing vending (food cart) in the parking lot of a multi-tenant commercial building.
8. [83270](#) 202-212 S Baldwin Street (District 6): Consideration of a demolition permit to demolish three commercial buildings.

Note: Items 9-11 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.

9. [82937](#) 519 and 521 W Main Street (District 4): Consideration of a demolition permit to demolish a two-family residence and a four-unit apartment building.
10. [82938](#) 519-521 W Main Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units and approval of a conditional use in the DR2 District for accessory general retail service business, restaurant, coffee shop, tea house, professional and general office, to allow construction of a four-story, 30-unit apartment building with 850 square feet of space for an accessory general retail service business, restaurant, coffee shop, tea house, or professional and general office.
11. [82975](#) Approving a Certified Survey Map of property owned by Vanilla 301, LLC located at 519-521 W Main Street (District 4).

Note: Items 12-14 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.

12. [82944](#) 114 Van Deusen Street (District 13): Consideration of a demolition permit to demolish a single-family residence.
13. [82945](#) 1124 Colby Street (District 13): Consideration of an alteration to an approved conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for a daycare center; consideration of a conditional use in the TR-C2 District for a building exceeding 10,000 square feet of area; and consideration of a conditional use in the TR-C2 District for a automobile parking reduction of more than 20 spaces and 25% or more of the required parking, all to allow construction of an addition to an existing daycare center.
14. [82977](#) Approving a Certified Survey Map of property owned by Woodland Montessori School, Inc. located at 1124 Colby Street and 114 Van Deusen Street (District 13).

## BUSINESS BY MEMBERS

### SECRETARY'S REPORT

#### - Recent Common Council Actions

- 428-444 State Street - Appeal of Plan Commission denial of Demolition Permit - Referred on May 7, 2024 to May 21 at the request of Ald. Bennett.

#### - Upcoming Matters – June 10, 2024

- ID 78643, 78911 & 78642 - 3420-3614 Milwaukee Street - Demolition Permit, Rezoning from 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 81923, 82903, 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, 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 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 & 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, 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
- ID 83267 - 825 W Badger Road - Demolition Permit - Demolish a one-story public safety/service facility (Fire Station 6)
- ID 83268 - Adjacent to 3972 Vilas Hope Road, Town of Cottage Grove - Extraterritorial Certified Survey Map to divide 0711-193-8430-0 into three lots
- ID 83269 - 709-711 E Johnson Street - Conditional Use for an outdoor eating area for a restaurant-tavern in a mixed-use building
- Amendments to Tax Incremental Districts (TIDs) 45, 46, 48, 52, and 53

#### - Upcoming Matters – June 24, 2024

- ID 82973 - Urban Design Commission Code Update Project, Phase 1 Amendment
- ID 83287 & 83288 - 6402 Schroeder Road - Demolition Permit and Conditional Use Alteration - Demolish street-facing façade of private school to construct an addition in Urban Design District No. 2.
- ID TBD - 3110 Dairy Drive - Rezoning from PD-SIP to IL to facilitate future redevelopment (no demolition, conditional use, or site plans reviews at this time)
- (Tentative) Biennial Update to Plan Commission Rules and Procedures

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.