



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Agenda - Amended 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, June 10, 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: 858 5173 7068

****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

Note: For items not appearing on this Plan Commission agenda.

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 20, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1132520&GUID=895EAF0-9614-4A93-A076-D89FD94998EB](https://madison.legistar.com/View.ashx?M=M&ID=1132520&GUID=895EAF0-9614-4A93-A076-D89FD94998EB)

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, June 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. [83429](#) 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 Cherokee Club Lane to Players Drive, the location of the street name change lying between Perfect Drive and N. Sherman Avenue. (District 18)

PUBLIC HEARINGS

Tax Incremental District Amendments

3. [83652](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison (District 4).
4. [83653](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison (District 4, District 8, District 13).
5. [83654](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #52 (East Washington and Stoughton Rd), City of Madison (District 12).
6. [83655](#) Approving the First (2024) Amendment to the Project Plan for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison (District 12)

Development-Related Requests

Note: Item 7 should be referred to June 24, 2024 at the request of the applicant.

7. [83269](#) 709-711 E Johnson Street (District 6): Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for an outdoor eating area for a restaurant-tavern tenant in a mixed-use building.

8. [83478](#) Creating Section 28.022-00674 of the Madison General Ordinances to change the zoning of property located at 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District. (District 3)

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. [78643](#) 3450, 3490, and 3510 Milwaukee Street; District 15: Consideration of a demolition permit to demolish an industrial building and two single-family residences
10. [78911](#) Creating Section 28.022-00634 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to CC-T (Commercial Corridor-Transitional) District, and creating Section 28.022-00635 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to TR-V2 (Traditional Residential-Varied 2) District, and creating Section 28.022-00636 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to TR-U2 (Traditional Residential-Urban 2) District, and creating Section 28.022-00637 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to PR (Parks and Recreation) District, and creating Section 28.022-00638 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to CN (Conservancy) District. (District 15)
11. [78642](#) Approving the preliminary plat of the *Starkweather Plat* on property addressed as 3420-3614 Milwaukee Street; District 15.

Note: Items 12-15 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. [81923](#) 506-518 E Wilson Street (District 6): Consideration of a demolition permit to demolish five commercial buildings.
13. [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)
14. [81925](#) (Revised) 506-518 E Wilson Street and 134-148 S Blair Street (District 6): Consideration of conditional uses in the [Proposed] Urban Mixed-Use (UMX) District for new buildings 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; and consideration of a conditional use

per Section 28.137(2)(e) of the Zoning Code for a planned multi-use site exceeding 40,000 square feet of floor area containing a hotel, all to allow construction of a six-story, 100-room hotel on E Wilson Street and an eight-story, 178-unit apartment building and structured parking on S Blair Street.

15. [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).

Note: Items 16-18 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.

16. [82942](#) 755 Braxton Place (District 13): Consideration of a demolition permit to demolish a ten-story, 164-unit apartment building
17. [82943](#) 755 Braxton Place (District 13): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units; and consideration of a conditional use in the TR-U2 District for offices for human services programs, all to allow construction of three (3) five-story interconnected apartment buildings containing 344 total units.
18. [82976](#) Approving a Certified Survey Map of property owned by Community Development Authority of the City of Madison located at 755 Braxton Place (District 13).

Note: Items 19-22 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.

19. [82948](#) 515 N Whitney Way (District 11): Consideration of a demolition permit to demolish a one-story office building.
20. [83476](#) Creating Section 28.022-00673 of the Madison General Ordinances to change the zoning of property located at 515 North Whitney Way from NMX (Neighborhood Mixed Use) District to TSS (Traditional Shopping Street) District. (District 11)
21. [82949](#) 515 N Whitney Way (District 11): Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District for a multi-family dwelling with greater than 36 units and consideration of a conditional use in the TSS District for a building taller than three stories and 40 feet, to allow construction of a five-story, 40-unit apartment building.
22. [82978](#) Approving a Certified Survey Map of property owned by Flad Development, Inc. located at 515 N Whitney Way (District 11).

Note: Items 23-26 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.

23. [82950](#) 6610-6706 Old Sauk Road (District 19): Consideration of a demolition permit to demolish two single-family residences and a two-family residence.
24. [83477](#) SUBSTITUTE: Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19)
25. [82972](#) 6610-6706 Old Sauk Road (District 19): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a three-story, 138-unit apartment building with an accessory outdoor pool.
26. [82979](#) Approving a Certified Survey Map of property owned by Stone House Development, Inc. located at 6610-6706 Old Sauk Road (District 19).

Extraterritorial Land Division

27. [83268](#) Adjacent to 3972 Vilas Hope Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create three lots from Parcel No. 0711-193-8430-0

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 428-444 State Street - Appeal of Plan Commission denial of Demolition Permit - Plan Commission decision Upheld at May 21, 2024 meeting following a 9-10 vote to grant the appeal (14 votes were required to grant)
- 4702 Verona Road - Rezoning from PD to Amended PD(GDP-SIP) to renovate former bank building into a coffee shop with vehicle access sales and service window - Approved on June 4, 2024 subject to Plan Commission recommendation

- Upcoming Matters – June 24, 2024

- ID 83533 - 2202 Darwin Road - Official Map Amendment to remove reservation for future public street
- ID 83674 - 2202 Darwin Road - Certified Survey Map Referral - Create two lots and one outlot in SE zoning and create one outlot to be conveyed to the City for a future public street

- ID 83287 & 83288 - 6402 Schroeder Road - Demolition Permit and Conditional Use Alteration - Demolish a street-facing façade of private school to construct an addition in Urban Design District No. 2.
- ID 83599 - 3110 Dairy Drive - Rezoning PD-SIP to IL to facilitate future redevelopment
- ID 83480 - 6334 Millpond Road - Conditional Use - Construct three storage/warehouse buildings

- Upcoming Matters – July 8, 2024

- ID 83420 - Sustainability Plan Adoption
- ID 83525, 83526 & 83530 - 521 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish two-story commercial building to allow construction of an eight-story mixed-use building containing 3,812 sq ft. of office space and 70 apartments on one lot
- ID 83527, TBD, 83529 & 83531 - 306 N Brooks Street - Demolition Permit, Rezoning from TR-U2 to RMX, Conditional Use and Certified Survey Map Referral - Demolish four-story, 102-unit lodging house to allow construction of a 15-story, 189-unit apartment building on one lot
- ID TBD - 702 University Row - Rezoning from PD(SIP) to Amended PD(SIP) - Re-approve use of existing 300-stall temporary parking lot until October 31, 2024
- ID 83271 & 83735 - 2008 Waunona Way - Demolition Permit and Conditional Use - Demolish street-facing façade to construct addition to a single-family residence on a lakefront parcel
- ID 83736 - 2604 Waunona Way - Conditional Use - Construct accessory building on a lakefront parcel
- ID 83737 - 3901 Packers Avenue - PMHP Alteration - Construct remaining phase of Oak Park mobile home park to include 80 additional manufactured homes
- ID 83738 - 5152 Spring Court - Conditional Use - Construct addition to single-family residence on a lakefront parcel
- ID 83739 - 823 E Washington Ave, 1st Floor - Conditional Use for a restaurant-nightclub on first floor of a hotel
- ID 83741 - 823 E Washington Ave, 8th Floor - Conditional Use for a restaurant-nightclub on eighth floor of a hotel
- ID 83753 - 1705 National Avenue - Conditional Use to allow outside employees for a home occupation

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.