



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, September 9, 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://www.cityofmadison.com/watchPlanCommission>
- 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: 823 8068 5331

****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 AUGUST 26, 2024 REGULAR MEETING

<https://madison.legistar.com/View.ashx?M=M&ID=1132525&GUID=18E824DF-6016-4D7A-8CFE-36E08F52859D>

SCHEDULE OF MEETINGS

Regular Meetings:
- September 23 and October 7, 21, 2024

Special Meeting:
- Thursday, November 7, 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.

PUBLIC HEARINGS

Development-Related Requests

2. [84451](#) 225 W Gilman Street (District 2): Consideration of a demolition permit to demolish a three-family dwelling.

3. [84686](#) 1018-1034 Walsh Road (District 3): Consideration of a conditional use in the Industrial-Limited (IL) District for a nightclub to allow live music at a private dog park with incidental alcohol sales.
4. [84687](#) 504 E Lakeview Avenue (District 15): Consideration of a demolition permit to demolish a single-family residence.
5. [84811](#) 4602 and 4698 Eastpark Boulevard (District 17): Consideration of a major alteration to an approved conditional use in the Suburban Employment Center (SEC) District for a hospital to allow construction of a 120,000 square-foot addition to UW Health East Madison Hospital.
6. [84819](#) 208 E Olin Avenue (District 14): Consideration of a conditional use in the Suburban Employment (SE) District to allow a public school tenant in an existing multi-tenant commercial building.

Note: Items 7 and 8 are related and should be referred to September 23, 2024 at the request of the applicant.

7. [84449](#) 2001 Londonderry Drive (District 18): Consideration of a demolition permit to demolish a financial institution.
8. [84450](#) 2001 Londonderry Drive (District 18): Consideration of a conditional use in the CC-T (Commercial-Corridor Transitional) District for a multi-family dwelling with greater than thirty-six (36) units to construct a four-story apartment building with 105 units.

Note: Items 9 and 10 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. [84492](#) 1202 S Park Street (District 13): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a mixed-use building in which less than 50% of the ground-floor frontage facing the primary street is non-residential to allow construction of a five-story mixed-use building containing approximately 750 square feet of commercial space and 44 dwelling units.
10. [84624](#) Approving a Certified Survey Map of property owned by the City of Madison located at 1202 S Park Street (District 13).

Note: Items 11 and 12 are related and should be referred to October 7, 2024 at the request of the applicant and staff.

11. [84607](#) Creating Section 28.022-00685 of the Madison General Ordinances to change the zoning of property located at 4303 Portage Road from Temporary TR-U1 (Traditional Residential-Urban 1) District to TR-U1 (Traditional Residential-Urban 1) District. (District 17)

12. [84010](#) 4303 Portage Road (District 17): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a three-story, 65-unit apartment building.

Note: Items 13 and 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.

13. [84619](#) Creating Section 28.022-00686 of the Madison General Ordinances to change the zoning of property located at 905 Huxley Street from TR-U2 (Traditional Residential-Urban 2) District to RMX (Regional Mixed-Use) District. (District 12)
14. [84629](#) Approving the preliminary plat and final plat of *Huxley Yards* on property addressed as 905 Huxley Street (District 12).

Note: Item 15 should be referred to a future meeting (no specific date) at the request of the applicant.

15. [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.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – September 23, 2024

- Presentation on the 2025 City Budget
- ID 84038 - Southeast Area Plan Authorization
- ID 84045 - Southwest Area Plan Authorization
- ID TBD - Amendments to MGO Section 16.03, Transportation Demand Management
- ID 85055 & 84689 - 702-750 University Row and 5119 Silvertree Run - Amended PD(GDP-SIP) and Certified Survey Map Referral - Amend University Crossing General Development Plan and approve Specific Implementation Plan to construct four-story, 189,000 sq. ft. addition to existing medical clinic and detached four-story, 790-stall parking garage and re-divide 3 lots into 2 lots by CSM
- ID 84688 - 10 Odana Court - Conditional Use - Convert office building into limited production and processing facility with general retail, coffee house, and outdoor eating area
- ID 85056 & 84821 - 2248-2256 Roth Street - Demolition Permit and Rezoning from TR-C4 to PR - Demolish single-family residence in Tilton Park
- ID 346 E Lakeside Street - 84822 & 85057 - Demolition Permit and Rezoning from TR-C2 to PR - Demolish single-family residence in Olin-Turville Park
- ID 84823 - 1 Dempsey Road - Conditional Use for a payday loan business
- ID 84824 - 310-322 E Washington Ave - PD(SIP) Alteration - Revise plans for mixed-use building to reduce off-street parking from 63 stalls to 10 and remove balconies from apartments
- ID 84825 - 2121 Jefferson Street and 1007 Edgewood Avenue - Demolition Permit -

Demolish two single-family residences

- ID 84826 - 3020 Waunona Way - Conditional Use - Construct addition to a single-family residence on a lakefront parcel

- ID 84827 - 5048 Thorson Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Sun Prairie

- Upcoming Matters – October 7, 2024

- ID 84828 - 6910 Seybold Road - Conditional Use - Construct mixed-use building containing 3,500 sq. ft. of commercial space and two (2) apartments in Urban Design Dist. 2

- ID 84994 - 3450-3614 Milwaukee Street - Final Plat of Starkweather Plat, creating 13 lots for future multi-family residential and mixed-use development and 4 outlots for public uses, and 5 outlots for private uses

- ID 84995 - 702 W Olin Avenue - Conditional Use - Request to exceed 1,000 square-foot area limit on accessory buildings on a residential parcel to allow construction of second accessory building

- ID 84996 - 1902 S Stoughton Road - Conditional Use - Convert retail building into a single-family residence

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.