



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, October 7, 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: 841 1889 1948

****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 ntauv, cov ntaub ntauv 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 SEPTEMBER 23, 2024 MEETING

<https://madison.legistar.com/View.ashx?M=M&ID=1132527&GUID=3B8FF726-BF2C-4C99-94E1-64FD6225B6ED>

SCHEDULE OF MEETINGS

Regular Meetings:
- October 7, 21 and November 4, 18, 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

Zoning Text Amendment

2. [85058](#) Amending Sections 28.132 and 28.138 of the Madison General Ordinances related to Lakefront Encroachments to codify lakefront yard policy and add detail.

Extraterritorial Land Division

3. [84827](#) 5048 Thorson Road, Town of Sun Prairie: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots.

Development-Related Requests

4. [84826](#) 3020 Waunona Way (District 14): Consideration of a conditional use to allow construction of an addition to a single-family residence on a lakefront parcel.
5. [84828](#) 6910 Seybold Road (District 19): Consideration of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to allow construction of a two-story mixed-use building with roughly 3,000 square feet of commercial space and two (2) apartments.
6. [84994](#) Approving the final plat of *Starkweather Plat* on land generally addressed as 3450-3614 Milwaukee Street (District 15).
7. [84995](#) 702 W Olin Avenue (District 13): Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for a total area of accessory buildings measured at ground floor that exceeds 1,000 square feet to allow construction of a detached garage with an accessory dwelling unit.
8. [84996](#) 1902 S Stoughton Road (District 15): 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 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. [84821](#) 2250 Roth Street (District 12): Consideration of a demolition permit to demolish a single-family residence.
10. [85057](#) Creating Section 28.022-00690 of the Madison General Ordinances to change the zoning of property located at 2248-2254 Roth Street from TR-C4 (Traditional Residential-Consistent 4) District to PR (Parks and Recreation) District. (District 12)

Note: Items 11 and 12 should be referred to October 21, 2024 at the request of the applicant.

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.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 905 Huxley Street - Rezoning from TR-U2 to RMX and the Preliminary Plat and Final Plat of Huxley Yards Subdivision - Adopted on September 24, 2024 subject to the Plan Commission's recommendations

- Upcoming Matters – October 21, 2024

- Election of Plan Commission Chair and Vice-Chair
- ID 84997, 85247, 84998 & 85000 - 2430-2450 E Washington Avenue and 10-16 N Seventh Street - Demolition Permit, Rezoning from TR-C4 to TSS, Conditional Use, and Certified Survey Map Referral - Demolish auto repair business, mixed-use building, single-family residence, and two (2) two-family residences to construct a five-story mixed-use building with 260 square feet of commercial space and 76 apartments on one lot in Urban Design Dist. 5
- ID 85001, 85248 & 85032 - 623 Schewe Road and 10122 White Fox Lane - Demolition Permit to demolish a single-family residence at 623 Schewe Road, Rezoning from Temp. A to TR-P, and the Preliminary Plat and Final Plat of The Crest at Eagle Trace, creating 45 lots for single-family and two-family dwellings and one outlot for public stormwater management
- ID 85182 - 8402 Castle Pines Drive - Conditional Use to allow an existing single-family residence to be used as a family daycare
- ID 85183 - 961-967 S Park Street - Conditional Use to allow limited production and processing in an existing commercial building
- ID 85184 - 222 W Gorham Street - Conditional Use to convert a restaurant-nightclub into a nightclub

- Upcoming Matters – November 4, 2024

- ID 85186, TBD, 85187 & 85193 - 619-699 W Mifflin Street - Demolition Permit, Rezoning from PD to UMX, Conditional Use, and Certified Survey Map Referral - Demolish two apartment buildings to construct a ten-story, 239-unit apartment building and re-divide two parcels into a lot for proposed building and a lot for existing apartment building to remain
- ID TBD & 85185 - 933 S Holt Circle - Rezoning from PD to Amended PD(GDP-SIP) and Conditional Use - Amend General Development Plan and Specific Implementation Plan for Valhalla Valley Addition to High Point Estates to allow existing single-family residence to be used as a family daycare
- ID 85319 - 8421 Mansion Hill Avenue - Conditional Use - Construct four-story, 136-unit apartment building
- ID 85408 - 3441 Burke Avenue - Demolition Permit - Demolish single-family residence
- ID 85409 - 2917 Dairy Drive - Conditional Use - Construct one-story, 14,595 square-foot storage and warehousing facility

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.