



# 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, October 21, 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://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 3659 7988

**\*\*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 OCTOBER 7, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1132528&GUID=67D0E018-B87F-45B1-B44B-4593C820B37A](https://madison.legistar.com/View.ashx?M=M&ID=1132528&GUID=67D0E018-B87F-45B1-B44B-4593C820B37A)

## SCHEDULE OF MEETINGS

Regular Meetings:  
- November 4, 18 and December 2, 16, 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.

## SPECIAL ITEM OF BUSINESS

2. [85688](#) Election of Plan Commission Chair and Vice Chair

## PUBLIC HEARINGS

### Development-Related Requests

3. [85182](#) 8402 Castle Pines Drive (District 9): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a family daycare home where the licensee, as defined in Wis. Admin. Code Ch. DCF 250, does not reside at, or have its principal place of business at, the family day care home.
4. [85183](#) 961-967 S Park Street (District 13): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for limited production and processing to allow a bakery in an existing commercial building.
5. [85184](#) 222 W Gorham Street (District 2): Consideration of a conditional use in the Downtown Core (DC) District to convert a restaurant-nightclub into a nightclub.

Note: Items 6-8 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.

6. [85001](#) 623 Schewe Road (District 9) (formerly 3978 Schewe Road): Consideration of a demolition permit to demolish a single-family residence.
7. [85248](#) Creating Section 28.022-00692 of the Madison General Ordinances to change the zoning of property located at 623 Schewe Road and 10122 White Fox Lane from Temporary A (Agricultural) District to TR-P (Traditional Residential-Planned) District. (District 9)
8. [85032](#) Approving the preliminary plat and final plat of *The Crest at Eagle Trace* on land generally addressed as 623 Schewe Road and 10122 White Fox Lane (District 9).

Note: Items 9-12 are related and should be referred to November 4, 2024 pending review of Item 11 by the Urban Design Commission.

9. [84997](#) 2430-2450 E Washington Avenue and 10-16 N Seventh Street (District 12): Consideration of a demolition permit to demolish an auto repair business, mixed-use building, single-family residence, and two (2) two-family residences.
10. [85247](#) Creating Section 28.022-00691 of the Madison General Ordinances to change the zoning of property located at 10 and 16 North Seventh Street from TR-C4 (Traditional Residential-Consistent 4) District to TSS (Traditional Shopping Street) District. (District 12)
11. [84998](#) 2430-2450 E Washington Avenue and 10-16 N Seventh Street (District 12): Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District and Transit-Oriented Development (TOD) Overlay District for dwelling units in a mixed-use building with 61-100 units; consideration of a conditional use in the TSS District and TOD Overlay for a mixed-use building with less than 50% of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner; and consideration of a conditional use in the TSS District and TOD Overlay for a building exceeding

four stories and 60 feet of height, all to allow construction of a mixed-use building containing 260 square feet of commercial space and 76 apartments.

12. [85000](#) Approving a Certified Survey Map of property owned by Adams Properties, LLC located at 2430-2450 E Washington Avenue and 10-16 N Seventh Street (District 12).

Note: Items 13 and 14 should be referred to December 2, 2024 to allow a demolition permit application to be submitted by the applicant and at the request of staff.

13. [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)
14. [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

### - 2025 Urban Design Commission and Plan Commission Schedule

[https://www.cityofmadison.com/dpced/planning/documents/Joint\\_UDC\\_Plan\\_Commission\\_Schedule.pdf](https://www.cityofmadison.com/dpced/planning/documents/Joint_UDC_Plan_Commission_Schedule.pdf)

### - Recent Common Council Actions

- 702-750 University Row and 5119 Silvertree Run Rezoning from PD to Amended PD(GDP-SIP) and Certified Survey Map for expanded medical clinic at University Crossing - Adopted on October 8, 2024 subject to the Plan Commission's recommendations
- 346 E Lakeside Street - Rezoning from TR-C2 to PR - Rezone land in Olin-Turville Park - Adopted on October 8, 2024 subject to the Plan Commission's recommendations
- 3450-3614 Milwaukee Street - Final Plat of Starkweather Plat - Adopted on October 8, 2024 subject to the Plan Commission's recommendations

### - Upcoming Matters – November 4, 2024

- ID 85186, 85465, 85187 and 85193 - 619-699 W Mifflin Street - Demolition Permit, Rezoning from PD to UMX, Conditional Use(s) 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
- ID 85464 & 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

#### **- Upcoming Matters – November 18, 2024**

- ID 85410, 85411 & 85625 - 423-427 W Mifflin Street - Demolition Permit, Conditional Use(s) and Certified Survey Map Referral - Demolish a single-family residence, a two-family residence, and a four-unit apartment building to construct a four-story, 40-unit apartment building
  - ID TBD & 85415 - 940-1050 S High Point Road, 1051 S Pleasant View Road & 902 Landmark Trail - Rezoning from Temp. A to TR-P, TR-U1, NMX and CC-T, and Preliminary Plat of Hill Valley, creating 558 single-family lots, 222 lots for 111 two-family dwellings, 68 lots for townhouse units, 4 lots for future multi-family dwellings, 1 lot for future neighborhood commercial, 1 lot for future mixed-use development, 3 outlots to be dedicated for public park, 5 outlots to be dedicated for stormwater management, 1 outlot for private alley, and 3 outlots for private open space
  - ID 85416, 85418 & 85420 - 418-446 W Washington Avenue and 413-417 W Mifflin Street - Demolition Permit, Conditional Use(s) and Certified Survey Map Referral - Demolish 3 single-family residences, 4 two-family residences, 3 three-family apartment buildings, and one four-unit apartment building to construct a six-story, 163-unit apartment building on one lot
  - ID 85636, 85637 & 85653 - 306 S Brearly Street - Demolition Permit, Conditional Use(s) and Certified Survey Map Referral - Demolish multi-tenant commercial building to construct six-story mixed-use building with 1,500 square feet of commercial space and 120 apartments on one lot
  - ID 85650 - 6717 Odana Road - Conditional Use Alteration - Expand animal board facility into additional tenant spaces in multi-tenant commercial building
  - ID 85651 - 8102 Wellness Way/8198 McKee Road - Conditional Use Alteration - Construct accessory structures, gardens, and landscaping for existing hospital
- 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.