



# 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, November 21, 2022

5:30 PM

**\*\*Virtual Meeting\*\***

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**The City of Madison is holding this Plan Commission meeting virtually to help protect our community during the Coronavirus (COVID-19) pandemic.**

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: 859 7236 7501

**\*\*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 NOVEMBER 7, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=900192&GUID=CF17DDF4-93C4-41FD-A031-54BD23AF57B2](https://madison.legistar.com/View.ashx?M=M&ID=900192&GUID=CF17DDF4-93C4-41FD-A031-54BD23AF57B2)

## SCHEDULE OF MEETINGS

Regular Meetings:  
- Monday, December 12, 2022 and January 9, 23, 2023 at 5:30 p.m.

Special Meeting:  
- Thursday, December 8, 2022 at 5:00 p.m.; Room 215, Madison Municipal Building

## 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.

## NEW BUSINESS

2. [74423](#) Creating Section 16.03 establishing a Transportation Demand Management Program and amending 33.56(5) of the Madison General Ordinances.

## PUBLIC HEARINGS

### Development-Related Requests

Note: Items 3-5 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.

3. [73814](#) 120-128 N Orchard Street, 1313 Randall Court, and 1314 Randall Court; 8th Ald. Dist.: Consideration of a demolition permit to demolish a single-family dwelling, two-family dwelling, and three multi-family dwellings.
4. [73815](#) 120-128 N Orchard Street; 1313 Randall Court, and 1314 Randall Court; 8th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with between 37 and 60 units; consideration of a conditional use in the TR-U2 District for a building exceeding six stories and 78 feet in height, and; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, all to allow construction of an eight-story, 48-unit apartment building.
5. [74046](#) Approving a Certified Survey Map of property owned by 4 Lakes Properties, LLC located at 120-128 N Orchard Street, 1313 Randall Court, 1314 Randall Court, and 1309-1311 W Dayton Street; 8th Ald. Dist.

Note: Items 6-8 are related and should be referred to December 12, 2022 at the request of the applicant

6. [74054](#) 415 N Lake Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish a parking structure
7. [74426](#) Creating Section 28.022-00596 of the Madison General Ordinances to rezone property located at 415 North Lake Street, 2nd Alder District, from UMX (Urban Mixed Use) District to PD (GDP) Planned Development (General Development Plan) and creating Section 28.022-00597 to approve a Specific Implementation Plan.
8. [74055](#) 415 N Lake Street; 2nd Ald. Dist.: Consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit to allow construction of a sixteen-story mixed-use building containing an inter-city bus terminal, approximately 500-stall parking garage, and 250 dwelling units.

Note: Items 9-11 are related and should be referred to December 12, 2022 at the request of the applicant

9. [74065](#) Approving a Certified Survey Map of property owned by The Kraft Heinz Foods Company and Lincoln Avenue Capital addressed as 2007 Roth Street; 12th Ald. Dist.
10. [74056](#) 2007 Roth Street; 12th Ald. Dist. (Lot 1 of proposed Certified Survey Map): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units to allow construction of a six-story, 250-unit apartment building.
11. [74721](#) 2007 Roth Street; 12th Ald. Dist. (Lot 2 of proposed Certified Survey Map): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units; consideration of a conditional use in the TR-U2 District for a building taller than six stories in height; and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a seven-story, 303-unit apartment building.

Note: Items 12 and 13 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. [74258](#) 4409 Pflaum Road and 2505 Seiferth Road; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a personal indoor storage facility.
13. [74265](#) Approving a Certified Survey Map of property owned by 2501 Stoughton Road, LLC located at 4409 Pflaum Road and 2505 Seiferth Road; 16th Ald. Dist.
14. [71634](#) 917 Deming Way; 9th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing wall of an office /industrial building to allow construction of an addition.

Note: Planning and Zoning staff recommend that Item 15 be placed on file without prejudice. Based on revised information provided by the applicant, the proposed use no longer requires approval of a conditional use request.

15. [73360](#) 1824 S Park Street; Urban Design Dist. 7; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a restaurant-nightclub
16. [74310](#) Creating Section 28.022-00595 of the Madison General Ordinances to change the zoning of property located at 432 S Junction Road, 1st Alder District, from A (Agricultural) District to SE (Suburban Employment) District.

17. [74059](#) 668 State Street; 8th Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District for an addition to a building greater than 20,000 square feet and that has more than four stories to allow construction of a four-story addition to an existing two-story commercial building
18. [74253](#) 508 W Lakeside Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District to allow a home occupation in an accessory building.
19. [74254](#) 255 N Sherman Avenue; 12th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a restaurant-nightclub and consideration of a conditional use in the NMX District for an outdoor eating area, to allow a portion of a commercial building to be converted into a restaurant-nightclub with outdoor eating area.
20. [74255](#) 3010 Crossroads Drive; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a restaurant-nightclub to allow a restaurant-tavern to be converted into a restaurant-nightclub
21. [74256](#) 5050 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel
22. [74498](#) 402 W Wilson Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish an office building

## **BUSINESS BY MEMBERS**

## **SECRETARY'S REPORT**

### **- Upcoming Matters – December 12, 2022**

- 1801 Northport Drive - Conditional Use - Construct one-story restaurant with vehicle access sales and service window
- 6604 Odana Road - CC to CC-T, Demolition Permit, and Conditional Use - Demolish theater to construct six-story mixed-use building with 2,200 square feet and 87 apartments
- 5651 Tradesmen Drive - IL to IG and Conditional Use - Construct junkyard
- 1605 Fremont Avenue - Demolition Permit and Certified Survey Map Referral - Demolish single-family residence to divide parcel into two lots in TR-C2 zoning
- 330 W Mifflin Street - Amended PD(GDP-SIP) for Capitol Centre to allow creation of a public park in existing courtyard
- Zoning Text Amendment - Repealing and re-creating MGO Section 28.104, Transit-Oriented Development overlay district
- 2526 Lake Mendota Drive - Conditional Use - Construct addition to Madison Water Utility Unit Well No. 19
- 629 Spruce Street - Demolition Permit - Demolish single-family residence
- 2814 Syene Road - Conditional Use for a technical school (dog training) tenant in existing building in IL zoning
- 3809 E Washington Avenue - Demolition Permit - Demolish financial institution

- 6209 Mineral Point Road - Demolition Permit - Demolish apartment building on Oakwood Village University Woods campus

**- Upcoming Matters – January 9, 2023**

- 428-444 State Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish three buildings to construct six-story tall mixed-use building adjacent to Lisa Link Peace Park with up to 6,445 square feet of commercial space and 26 apartments on one lot

- 118 W Wilson Street - Amended PD(GDP-SIP) - Construct six-story jail addition to Dane County Public Safety Building

- 310-322 E Washington Avenue - Demolition Permit and Conditional Use - UMX to PD(GDP-SIP) - Demolish place of worship to construct ten-story mixed-use building with 16,000 square feet of non-residential space and 130 apartments

- 131 W Wilson Street - Conditional Use- Construct 15-story, 263-unit apartment building  
- 2300 S Park Street - Conditional Use - Construct six-story parking garage at Village on Park

- 304 Lakota Way - Conditional Use - Construct residential building complex containing 20 apartments in five buildings

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 69103, Registrants for 2022 Plan Commission Meetings.