



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 3, 2022

5:30 PM

****Virtual Meeting****

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. 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: 869 9565 6184

****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 SEPTEMBER 19, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900195&GUID=CE73B5A6-B151-4705-A1B6-1AC14E3DE396](https://madison.legistar.com/View.ashx?M=M&ID=900195&GUID=CE73B5A6-B151-4705-A1B6-1AC14E3DE396)

SCHEDULE OF MEETINGS

Regular Meetings: October 24 and November 7, 21, 2022

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. [73709](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(2) and 10.34(4), Madison General Ordinances by changing the name of a portion of Fiedler Lane and one private street upon final attachment of Town of Madison lands to the City of Madison to allow for proper addressing within the City of Madison. (14th AD)
3. [73715](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction, maintenance and use of a sanitary sewer access drive to maintain a public sanitary sewer east of Parkside Drive connecting to an MMSD sanitary sewer interceptor. Located in part of the NW ¼ of the NE ¼ of Section 33, T8N, R10E. (3rd AD)

NEW BUSINESS

4. [73608](#) Amending and updating the City of Madison's Extraterritorial Plat Approval Jurisdiction within which the City will continue to review land divisions and subdivision plats.

PUBLIC HEARINGS

Zoning Text Amendments

5. [72659](#) Amending MGO Sec. 28.183(5)(a)6. to allow that the Plan Commission Secretary or District Alder may advise applicants to present at the Urban Design Commission prior to Plan Commission for a conditional use application.

6. [73471](#) Amending Table 28L-2 in MGO Sec. 28.181 and amending MGO Sec. 28.206 to Increase Fees.
7. [73472](#) Amending sections of Chapter 28 to allow dwelling units in mixed-use buildings in certain residential districts.
8. [73474](#) Amending several sections of Chapter 28 of the Madison General Ordinances to create "Mission Boxes" as a permitted use in various districts.

Zoning Map Amendments & Related Requests

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. [72892](#) SUBSTITUTE: Creating Section 28.022-00588 of the Madison General Ordinances to change the zoning of property located at ~~7451-7445~~ [7035-7151](#) Littlemore Drive, 7202 Cottage Grove Road, 851 Harrington Drive, and 6901 Bluff Point Drive, 16th Alder District, from CN (Conservancy) District to PR (Parks and Recreation) District.
10. [72778](#) 7035 Littlemore Drive; 16th Ald. Dist.: Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for a community center to allow construction of a shelter in Door Creek Park.

Note: Items 11 - 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.

11. [73475](#) Creating Section 28.022-00589 of the Madison General Ordinances to change the zoning of property located at 121 E Wilson Street, 4th Alder District, from UMX (Urban Mixed-Use) District to DC (Downtown Core) District.
12. [73189](#) 121 E Wilson Street; 4th Ald. Dist.: Consideration of a demolition permit to allow demolition of an office building and parking structure.
13. [73191](#) 121 E Wilson Street; 4th Ald. Dist.: Consideration of a conditional use in the [Proposed] Downtown Core (DC) District for a new building greater than 20,000 square feet or that have more than four stories; consideration of a conditional use in the DC District for outdoor recreation; and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit, all to allow construction of a fourteen-story mixed-use building with approximately 19,500 square feet of commercial space and 337 dwelling units.
14. [73352](#) Approving a Certified Survey Map of property owned by Quad Capital Partners located at 121 E Wilson Street; 4th Ald. Dist.

Note: Items 15 and 16 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.

15. [73476](#) Creating Section 28.022-00590 of the Madison General Ordinances to change the zoning of property located at 7101 US Highways 12 & 18, and 4502 Brandt Road, 16th Alder District, from PR (Parks and Recreation) District to IG (Industrial - General) District.
16. [73194](#) Approving the preliminary plat of the *Dane County Sustainability Campus* subdivision on land generally addressed as 7101 US Highways 12 & 18 and 4502 Brandt Road (CTH AB); 16th Ald. Dist.; and approving a Certified Survey Map of same to create two lots.

Conditional Use Requests & Demolition Permits

Note: Item 17 and 18 were withdrawn by the applicant and should be placed on file without prejudice.

17. [72777](#) 1701 Wright Street; 12th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing wall of an institutional building to allow construction of an addition.
18. [72779](#) 1701 Wright Street; 12th Ald. Dist.: Consideration of a conditional use in the Campus-Institutional (CI) District without a Campus Master Plan to construct an addition to the Madison College Administration Building.

Note: Items 19 and 20 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. [72780](#) 7440 Mineral Point Road; 9th Ald. Dist.: Consideration of a demolition permit to demolish a one-story restaurant.
20. [72781](#) 7440 Mineral Point Road; 9th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for vehicle access sales and service windows to allow construction of a one-story multi-tenant commercial building containing approximately 8,700 square feet of floor area and two vehicle access sales and service windows.

Note: Items 21 and 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.

21. [73121](#) 609 E Dayton Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish greater than fifty percent (50%) of the exterior walls of a commercial building.

22. [73122](#) 609 E Dayton Street and 616 E Mifflin Street: Consideration of a conditional use in the Traditional Employment (TE) District for a hotel to allow construction of a three-story, 55-room hotel

Note: Items 23 and 24 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. [73200](#) 5602-5606 Schroeder Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish two restaurants.
24. [73203](#) 5602-5606 Schroeder Road; Urban Design Dist. 2; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling containing greater than 36 dwelling units to allow construction of a four-story, 84-unit apartment building.

Note: Items 25 and 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.

25. [73204](#) 3206 E Washington Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish a car wash.
26. [73205](#) 3206 E Washington Avenue; Urban Design Dist. 5; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a [new] car wash.
27. [72843](#) 3841 E Washington Avenue and 3909-3913 Lien Road; Urban Design Dist. 5; 3rd Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling containing greater than 36 dwelling units to allow a hotel to be converted into 190 apartments.
28. [73120](#) 931 E Main Street; 6th Ald. Dist. Consideration of a conditional use in the Traditional Employment (TE) District for an arts/ technical/ trade school; consideration of a conditional use in the TE District for a reception hall; consideration of a conditional use in the TE District for a restaurant-tavern; and consideration of a conditional use in the TE District for general retail, all to allow a cooking school/ reception hall/ restaurant-tavern/ and spice sales tenant within a multi-tenant commercial building.
29. [73183](#) 2403 East Springs Drive; 17th Ald. Dist.: Consideration of a demolition permit to allow demolition of a commercial building.
30. [73184](#) 7601 Portage Road; 17th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

31. [73353](#) 4142 Monona Drive; 15th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for an adult family home located within 2,500 feet of another adult family home or existing community living arrangement
32. [73358](#) 817 Big Stone Trail; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct a single-family residence exceeding 10,000 square feet in floor area.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 2121-2157 Waterfall Way - Preliminary Plat and Final Plat of Village at Autumn Lake Replat No. 6, replatting 10 single-family lots into 12 single-family lots - Adopted on September 20, 2022 subject to the Plan Commission recommendation

- Upcoming Matters – October 24, 2022

- 2403 East Springs Drive - Conditional Use - Construct a five-story, approximately 220-room hotel

- 117-125 N Butler Street - DR1 to DR2, Demolition Permit, Conditional Use, and CSM Referral - Demolish three multi-family dwellings to construct four-story, 32-unit apartment building on one lot

- 4205 Portage Road - Conditional Use and Certified Survey Map Referral - Construct residential building complex containing 484 apartments in five buildings and divide property into four lots by CSM

- 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing - Final Plat of University Research Park–Pioneer 1st Addition Replat, replatting Boyer Street and 14 lots for future employment into 9 lots for future employment and, creating 3 outlots for private open space and 2 outlots for stormwater management

- 1824 S Park Street - Conditional Use - Convert commercial building into restaurant-nightclub

- 120-128 N Orchard Street 1313 & 1314 Randall Court - Demolition Permit and Conditional Use - Demolish a single-family dwelling, two-family dwelling and three multi-family dwellings to construct eight-story, 48-unit apartment building

- 626 Schewe Road - Demolition Permit - Demolish single-family residence

- 6101 University Avenue - Conditional Use for a private school tenant in place of worship

- Upcoming Matters – November 7, 2022

- 219 N Fair Oaks Avenue - Temp. A to TR-U1, Demolition Permit, and Conditional Use - Demolish commercial building to construct four-story, 110-unit apartment building

- 2405 Cypress Way, 825-837 Hughes Place and 810 W Badger Road - SR-V1 to CC-T, Demolition Permit, Conditional Use, and CSM Referral - Demolish one-story commercial building to construct two-story, 39,200 square-foot community center and re-divide five parcels into two lots

- 517 Grand Canyon Drive and 6617 Odana Road - CC to CC-T, Conditional Use and CSM Referral - Convert 153-room hotel into mixed-use building with 153 apartments on one lot

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.