



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Draft 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, November 13, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

Present: 7 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Ledell Zellers;
Kathleen L. Spencer; Maurice C. Sheppard and Patrick W. Heck

Excused: 4 - Arnold (Gabe) Mendez; Nicole A. Solheim; Christopher T. McCahill and
Bob Soldner

Zellers was chair for this meeting.

Staff Present: Heather Stouder, Chris Wells, Kirstie Laatsch, Ben Zellers, and Tim Parks, Planning
Division

Alders Present: Ald. Bennett, District 2; Ald. Michael Verveer, District 4; Ald. Rummel, District 6; Ald.
MGR Govindarajan, District 8; Ald. Martinez-Rutherford, District 15; Ald. Madison, District 17

PUBLIC COMMENT

1. [60306](#) Plan Commission Public Comment Period

There were no registrants to speak during public comment.

Note: There are a number of registrants listed under this item who registered as a test of the meeting
registration system.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Maurice Sheppard disclosed that he works for Madison College but that he has not been involved with
Item 14 and that he did not feel that his association with the college would impact his ability to consider
the item.

MINUTES OF THE OCTOBER 30, 2023 REGULAR MEETING

**A motion was made by Field, seconded by Duncan, to Approve the Minutes.
The motion passed by voice vote/other, with Heck Abstaining.**

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, November 27 and December 11, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, December 7, 2023 at 5:00 p.m. (Room 354, City-County 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.

ROUTINE BUSINESS

2. [80492](#) Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of Acacia Ridge to allow the replatting of a portion the development. Being located in the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 1)
A motion was made by Heck, seconded by Figueroa Cole, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

NEW BUSINESS

3. [80662](#) BY TITLE ONLY: Amending Section 16.03 of the Madison General Ordinances related to Transportation Demand Management to clarify Transportation Demand Management procedures, including broadening applicability.
On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission referred this matter to November 27, 2023 at the request of staff. The motion to refer the matter passed by voice vote/ other.
A motion was made by Heck, seconded by Figueroa Cole, to Refer to the PLAN COMMISSION and should be returned by 11/27/2023. The motion passed by voice vote/other.

PUBLIC HEARINGS

Development-Related Requests

4. [79970](#) 9454 Spirit Street/ 353 Bear Claw Way (District 9): Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for a multi-family dwelling (37-60) units to allow construction of a three-story, 59-unit apartment building.
On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.
A motion was made by Heck, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.
5. [79971](#) 9503 Elderberry Road/ 354 Bear Claw Way (District 9): Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 162-unit apartment building.
On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.
A motion was made by Heck, seconded by Figueroa Cole, to Approve. The

motion passed by voice vote/other.

- 6. [79018](#) 131 W Wilson Street (District 4): Consideration of an alteration to an approved conditional use in Urban Mixed-Use (UMX) zoning to approve amended plans for exterior lighting on a 15-story, 263-unit apartment building.

On a motion by Heck, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional use alteration subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Heck, seconded by Sheppard, to Approve. The motion passed by voice vote/other.

- 7. [79962](#) 112 S Hancock Street; First Settlement Historic District (District 6): Consideration of a conditional use in the Downtown Residential 1 (DR1) District for a multi-family dwelling (5-8 units) to allow a three-family dwelling to be converted into a five-unit multi-family dwelling.

On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Heck, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.

- 8. [79963](#) 702-726 S High Point Road and 601-701 S Junction Road (District 1): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow a private school tenant in the existing Holy Name Heights/ Bishop O'Connor Center mixed-use development.

On a motion by Ald. Duncan, seconded by Sheppard, the Plan Commission referred the proposed alteration to November 27, 2023 to allow the request to be re-noticed. The motion to refer passed by voice vote/ other.

A motion was made by Duncan, seconded by Sheppard, to Refer to the PLAN COMMISSION and should be returned by 11/27/2023. The motion passed by voice vote/other.

- 9. [79969](#) Approving the preliminary plat and final plat of the *Village at Autumn Lake Replat No. 8* on property addressed as 2012-2208 Wood Sorrel Street, 1901-1937 Firefly Drive, et al. (District 17)

On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the preliminary plat and final plat to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Heck, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

10. [79988](#) Approving a Certified Survey Map of property owned by Ronald J. Likas located at 6550 Maahic Way (US Highways 12 and 18) (District 16).
 On a motion by Heck, seconded by Ald. Field, the Plan Commission found that the proposed land division did not meet the standards for approval and placed the request on file without prejudice. The motion passed by voice vote/other.
 Specifically, the Plan Commission found that the proposed lots did not conform to the minimum width and street frontage required by the Zoning Code and Subdivision Regulations. A land division that does not comply with the Zoning Code and Subdivision Regulations cannot be approved by the Plan Commission and Common Council.

A motion was made by Heck, seconded by Field, to Place On File Without Prejudice. The motion passed by voice vote/other.

11. [80214](#) 1129-1133 E Wilson Street (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for free-standing vending located within 200 feet from the property line of a lot with a residential use to allow food carts/ trucks in the parking lot of a brewpub.
 On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Heck, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.

12. [80221](#) 2927 E Washington Avenue (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a tasting room.
 On a motion by Ald. Duncan, seconded by Ald. Field, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Duncan, seconded by Field, to Approve. The motion passed by voice vote/other.

13. [80222](#) 4402 Brandt Road (CTH AB) (District 16): Consideration of a conditional use in the Industrial-General (IG) District for a landfill to allow Dane County to construct a sanitary landfill
 On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials.

- That final approval and application of conditions 5-12, which relate to stormwater management, be determined in consultation with the City Engineer and City Attorney prior to final approval and issuance of permits given consideration of the 2022 development agreement between the City of Madison and Dane County regarding the landfill.

The motion to approve with the additional condition passed by voice vote/ other.

A motion was made by Heck, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.

14. [80332](#) Creating Section 28.022-00649 of the Madison General Ordinances to change the zoning of property located at 1849 Wright Street, 12th Alder District, from IL (Industrial-Limited) District to CI (Campus Institutional) District. (District 12)
 On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Heck, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Note: Items 15-20 are related and were considered as one public hearing.

- 15. [79966](#) 407 and 431 W Gorham Street, 408-430 W Johnson Street, and 304-318 N Broom Street (District 4): Consideration of a demolition permit to demolition of 13 residential buildings for a proposed residential redevelopment.

On a motion by Ald. Figueroa Cole, seconded by Ald. Field, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Figueroa Cole, seconded by Field, to Approve. The motion passed by voice vote/other.

- 16. [80329](#) SUBSTITUTE: Creating Section 28.022-00646 of the Madison General Ordinances to change the zoning of property located at 405-407 & 311 West Gorham Street, 408-430 West Johnson Street, 304-318 North Broom Street, 4th Alder District, from PD (Planned Development) District, CN (Conservancy) District, and UMX (Urban Mixed-Use) District to UMX (Urban Mixed-Use) District. (District 4)

On a motion by Ald. Figueroa Cole, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

A motion was made by Figueroa Cole, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

- 17. [80308](#) Amending map in Section 28.071(2)(a) related to downtown height limits of the Madison General Ordinances to update the Downtown Height Map in the North Broom Street area. (District 4)

On a motion by Ald. Figueroa Cole, seconded by Ald. Duncan, the Plan Commission found the standards met and recommended approval of the zoning text amendment to amend the Downtown Height Map to the Common Council. The motion to recommend approval passed by voice vote/ other.

A motion was made by Figueroa Cole, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

- 18. [79967](#) 405-407 and 431 W Gorham Street, 408-430 W Johnson Street, and 304-318 N Broom Street (District 4): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a multi-family dwelling with greater than eight (8) dwelling units; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use in the UMX District for outdoor recreation, all to allow construction of an eight- to fifteen-story apartment building with approximately 465 units.

On a motion by Ald. Figueroa Cole, seconded by Ald. Field, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions in the Plan Commission materials, and the following conditions:

- This applicant shall have the green roofs maintained to meet the stormwater management functions.
- The update to the security plan to include 24-hour services.

The motion to approve with the additional conditions passed by voice vote/ other.

A motion was made by Figueroa Cole, seconded by Field, to Approve. The motion passed by voice vote/other.

- 19. [79992](#) Approving a Certified Survey Map of property owned by Core Spaces, LLC located at 405-407 and 431 W Gorham Street, 408-430 W Johnson Street, and 304-318 N Broom Street (District 4).

On a motion by Ald. Figueroa Cole, seconded by Ald. Duncan, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Figueroa Cole, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

- 20. [80423](#) Authorizing the inclusion of a Land Use Restriction Agreement as an exhibit to the Purchase and Sale Agreement between Core Spaces, LLC (“Purchaser”) and the City of Madison for the Purchaser’s acquisition of the property located at 405 W. Gorham Street (District 4)

A motion was made by Figueroa Cole, seconded by Field, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Note: Items 21 and 22 are related and were considered as one public hearing.

- 21. [80330](#) Creating Section 28.022-00647 of the Madison General Ordinances to change the zoning of property located at 4510-4514 Packers Avenue, 18th Alder District, from A (Agricultural) District to SR-C3 (Suburban Residential-Consistent 3) District. (District 18)

On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

A motion was made by Heck, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

- 22. [80003](#) Approving a Certified Survey Map of property owned by Robert Sands/ Sands Revocable Trust/ Sands Irrevocable Trust located at 4510-4514 Packers Avenue (District 18).

On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Heck, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 23 and 24 are related and were considered as one public hearing.

- 23. [80331](#) Creating Section 28.022-00648 of the Madison General Ordinances to change the zoning of property located at 5803 Lien Road, 17th Alder District, from Temp. A (Temporary-Agricultural) District to TR-P (Traditional Residential-Planned) District. (District 17)

On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the zoning map amendment and TR-P master plan to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Heck, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

- 24. [79968](#) Approving the preliminary plat of the *East Meadow Estates* on property addressed as 5803 Lien Road (District 17).

On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the preliminary plat to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Heck, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

Zoning Text Amendments

- 25. [80307](#) Amending map in Section 28.071(2)(a) related to downtown height limits of the Madison General Ordinances to update the Downtown Height Map in the Brayton Lot area. (District 6)

On a motion by Ald. Figueroa Cole, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning text amendment to amend the Downtown Height Map to the Common Council. The motion to recommend approval passed by on the following 5-1 vote: AYE: Ald. Duncan, Ald. Field, Ald. Figueroa-Cole, Heck, Spencer; NAY: Sheppard; NON-VOTING: Zellers; EXCUSED: McCahill, Mendez, Solheim, Soldner.

A motion was made by Figueroa Cole, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Ayes: 5 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Kathleen L. Spencer and Patrick W. Heck

Noes: 1 - Maurice C. Sheppard

Excused: 4 - Arnold (Gabe) Mendez; Nicole A. Solheim; Christopher T. McCahill and Bob Soldner

Non Voting: 1 - Ledell Zellers

Comprehensive Plan Amendment

26. [80281](#) Adopting an amendment to the City of Madison Comprehensive Plan.

On a motion by Ald. Figueroa Cole, seconded by Ald. Field, the Plan Commission recommended approval to the Common Council of the proposed amendments to the Comprehensive Plan as outlined in the staff memo dated November 13, 2023 and the following additions and revisions:

- Draft text to include in the Low Residential (LR) category description October 11, /2023 version: *“Many small institutional uses, such as places of worship, are mapped as Low Residential (LR), consistent with their surroundings. If current institutions embedded in residential areas relocate, cease to exist, or remain as part of a redevelopment, such sites may be redeveloped with more intensive residential uses. Redevelopment with Low-Medium Residential (LMR) uses is appropriate. In limited circumstances, intensities and heights in the Medium Residential (MR) land use category could be appropriate for the site or a portion of the site. Due to site[1]specific considerations, MR intensities may not be appropriate for all sites. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.”*

- In the new LMR escalator clause, remove language related to Area Plans as follows: **** Appropriate in select conditions at up to 70 DU/ac and four stories. ~~except for parts of the city with an Area Plan adopted after the 2023 Comprehensive Plan Interim Update.~~** Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

- Draft text to include in the Special Institutional (SI) category description October 11, 2023 version: *“Buildings that include places of worship, schools, and other institutions may be optimal for adaptive reuse or redevelopment with residential uses when the institutional use(s) relocate, cease to exist, or perhaps remain as part of a redevelopment. These sites are often embedded in residential areas, and are typically larger than most surrounding residential lots, making them good candidates for more intensive residential development. Redevelopment with Low-Medium Residential (LMR) uses is appropriate. In limited circumstances, intensities and heights in the Medium Residential (MR) land use category could be appropriate for the site or a portion of the site. Due to site-specific considerations, MR intensities may not be appropriate for all sites. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.”*

- Related to the specific amendments to Generalized Future Land Use maps,
 - Application 1 - Keep as LR
 - Application 4 - Keep as Employment
 - Application 7 - Keep as Employment/Industrial
 - Application 8 - Change from Employment to MR

- Add a definition of 'community gardens' to the Comprehensive Plan.

The motion to recommend approval as amended passed by voice vote/ other.

A motion was made by Figueroa Cole, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

27. [80367](#) Adopting an amendment to the City of Madison Comprehensive Plan.

On a motion by Ald. Figueroa Cole, seconded by Ald. Field, the Plan Commission recommended approval to the Common Council of the proposed amendments to the Comprehensive Plan as outlined in the staff memo dated November 13, 2023 and the following additions and revisions:

- Draft text to include in the Low Residential (LR) category description October 11, /2023 version: *“Many small institutional uses, such as places of worship, are mapped as Low Residential (LR), consistent with their surroundings. If current institutions embedded in residential areas relocate, cease to exist, or remain as part of a redevelopment, such sites may be redeveloped with more intensive residential uses. Redevelopment with Low-Medium Residential (LMR) uses is appropriate. In limited circumstances, intensities and heights in the Medium Residential (MR) land use category could be appropriate for the site or a portion of the site. Due to site[1]specific considerations, MR intensities may not be appropriate for all sites. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial*

streets, parks, and amenities.”

- In the new LMR escalator clause, remove language related to Area Plans as follows: **** Appropriate in select conditions at up to 70 DU/ac and four stories. ~~except for parts of the city with an Area Plan adopted after the 2023 Comprehensive Plan Interim Update.~~** Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

- Draft text to include in the Special Institutional (SI) category description October 11, 2023 version: *“Buildings that include places of worship, schools, and other institutions may be optimal for adaptive reuse or redevelopment with residential uses when the institutional use(s) relocate, cease to exist, or perhaps remain as part of a redevelopment. These sites are often embedded in residential areas, and are typically larger than most surrounding residential lots, making them good candidates for more intensive residential development. Redevelopment with Low-Medium Residential (LMR) uses is appropriate. In limited circumstances, intensities and heights in the Medium Residential (MR) land use category could be appropriate for the site or a portion of the site. Due to site-specific considerations, MR intensities may not be appropriate for all sites. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.”*

- Related to the specific amendments to Generalized Future Land Use maps,
 - Application 1 - Keep as LR
 - Application 4 - Keep as Employment
 - Application 7 - Keep as Employment/Industrial
 - Application 8 - Change from Employment to MR

- Add a definition of 'community gardens' to the Comprehensive Plan.

The motion to recommend approval as amended passed by voice vote/ other. Resolution 80367 also serves as the resolution of the Plan Commission required by Wis. Stats. Sec. 66.1001(4) to adopt the Comprehensive Plan amendments.

A motion was made by Figueroa Cole, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

- Recent Common Council Actions

- 4716 Sheboygan Avenue - Amended PD(GDP) and PD(SIP) to construct a five-story, 145-room hotel - Approved on November 7, 2023 subject to Plan Commission recommendation
- 602-1202 Boyer Street, et al - Rezoning from EC and CN to SE and CN, and final plat re-approval of University Research Park-Pioneer 1st Addition Replat - Approved on November 7, 2023 subject to Plan Commission recommendation
- Preliminary Plat and Final Plat of Village at Autumn Lake Replat No. 7 - Approved on November 7, 2023 subject to Plan Commission recommendation

- Upcoming Matters – November 27, 2023

- 4205 Portage Road - Conditional Use Alteration - Amend landscaping plans for approved five-building residential building complex to change mulch in planting beds from wood to stone
- 201-301 S Park Street, 702 and 755 Braxton Place - Rezoning four parcels to TR-U2 and RMX to facilitate future redevelopment of CDA-owned parcels in the Triangle
- 421 S Yellowstone Drive - Demolition Permit, SE to TR-U2, and Conditional Use - Demolish two-story office building to construct five-story, 83-unit apartment building
- 4702-4724 Tradewinds Pkwy - Rezoning to IL to SE to allow programming of existing office building to be expanded to other allowed uses
- 3002-3020 Meier Road - Rezoning from A to IL and Certified Survey Map Referral - Create one lot in IL zoning and one outlot in A zoning
- 7501-7625 Luds Lane and 8603-8901 Femrite Drive - Rezoning from Temp. A to SE and A and Certified Survey Map Referral - Create one lot in SE zoning and one lot in A zoning; also seeking A zoning newly annexed Dane County-owned lands outside of proposed CSM

- 4404 Hoepker Road - Rezoning from A to TR-U1 and NMX and Preliminary Plat and Final Plat - Preliminary plat of Pumpkin Hollow, creating 6 lots for future residential, 3 lots for future mixed-use development, and 3 outlots for stormwater management, and the final plat of Pumpkin Hollow-Phase 1, creating 2 lots for future residential development and 1 outlot for stormwater management
- Annexation of three parcels totaling 96.8 acres on south side of Mid Town Road on both sides of Marty Road from the Town of Verona
- 5632 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct new single-family residence on lakefront lot
- 1302 Chandler Street - Demolition Permit - Demolish single-family residence

- Upcoming Matters – December 11, 2023

- 29 S Mills Street - Demolition Permit, Rezoning from CI to TSS, and Conditional Use - Demolish community center (Neighborhood House) to construct a six-story mixed-use building containing a 16,300 square-foot community center and 60 apartments
- 118 State Street - Rezoning from PD to DC and Conditional Use to allow nightclub in existing two-story building
- 5001-5105 N Sherman Ave. & 1904 Wheeler Road - Rezoning from A and SR-C1 to PR, Conditional Use, and Certified Survey Map Referral - Create two lots by CSM to allow reconstruction and expansion of a golf driving range (outdoor recreation) adjacent to Cherokee Marsh Conservation Park-North Unit on proposed Lot 2, with existing place of worship on proposed Lot 1
- 529 University Avenue - Demolition Permit - Demolish restaurant-tavern

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Figueroa Cole, seconded by Heck, to Adjourn at 10:24 p.m. The motion passed by voice vote/other.

REGISTRATIONS

A final, complete list of persons registered for items on the Plan Commission agenda will be attached to the below-listed file following adjournment of the meeting. The final list of registrations for a particular meeting will include the meeting date in the title of the file. Registrants will no longer be entered on the minutes after each item. An agenda item with no registrants will not appear on the table of registrants attached for that meeting; however, that item will still have been considered as noted in the proceedings for that meeting.

[75227](#)

Registrants for 2023 Plan Commission Meetings