



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, July 28, 2025

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: 844 6284 7668

****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

DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

MINUTES OF THE JULY 7, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1235181&GUID=D3885307-8909-4C1F-A4F6-988C8810A9EF](https://madison.legistar.com/View.ashx?M=M&ID=1235181&GUID=D3885307-8909-4C1F-A4F6-988C8810A9EF)

SCHEDULE OF MEETINGS

Regular Meetings:
- August 11, 25 and September 15, 2025

Special Meeting:
- Thursday, October 16, 2025 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

SPECIAL ITEMS OF BUSINESS

2. [89296](#) Election of Plan Commission Chair and Vice Chair
3. [89283](#) Plan Commission Appointment to the Transportation Commission
4. [89284](#) Plan Commission Appointment to the Joint Campus Area Committee

NEW BUSINESS

5. [89107](#) Revising the Area Plan Sequence

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.

6. [89005](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of public water transmission pipeline facilities to be constructed by the Pressure Zone 4 Interstate Crossing project. (District 16)

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

Development-Related Requests

7. [88772](#) 939 S Park Street (District 13): Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a drive-through window.
8. [88773](#) 999 S Park Street (District 13): Consideration of a conditional use in the

Traditional Shopping Street (TSS) District for an auto repair station.

9. [88774](#) 1417 Wright Street (District 12): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for outdoor storage.
10. [88775](#) 1502-1702 Pankratz Street (District 12): Consideration of a conditional use pursuant to Section 28.141(6)(b)4 of the Zoning Code to allow automobile parking in excess of the maximum allowed for an expanded parking lot for an office building.
11. [88776](#) 656 Williamson Street (District 6): Consideration of a major alteration to an approved conditional use in the Traditional Shopping Street (TSS) District to construct a five-story, 53-unit mixed-use building.

Note: Items 12-13 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. [88718](#) Creating Section 28.022-00721 of the Madison General Ordinances to change the zoning of property located at 3565 Tulane Avenue from TR-C2 (Traditional Residential-Consistent 2) District to PD(GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00722 to approve a Specific Implementation Plan. (District 15)
13. [88559](#) Approving a Certified Survey Map of property owned by Common Grace, LLC located at 3565 Tulane Avenue (District 15).

Note: Items 14-15 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.

14. [88719](#) Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 1802-1804 Roth Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)
15. [88561](#) 1802-1804 Roth Street (District 12): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for an office for a human service program in a 16-unit mixed-use building.

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

SECRETARY'S REPORT

- Recent Common Council Actions

- ID 88449 & 88206 - 6004 Commercial Avenue and 602-904 Reiner Road - Rezoning from A to TR-P and TR-U1 and Preliminary Plat of Reiland Grove - Approved on July 15, 2025 subject to Plan Commission recommendation

- ID 88717 - 60 White Oaks Lane - Assign SR-C1 zoning for a single-family residence - Approved on July 15, 2025 subject to Plan Commission recommendation
- ID 88557 - 1626-1634 Baker Avenue - Create two lots in SR-C2 zoning - Approved on July 15, 2025 subject to Plan Commission recommendation
- ID 88735 - Amend Sections 28.135 and 16.23(6)(d) related to Deep Residential Lots to facilitate easier development - Approved on July 15, 2025 subject to Plan Commission recommendation
- ID 88736 - Amend various tables within MGO Chapter 28 to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed - Approved on July 15, 2025 subject to Plan Commission recommendation
- ID 88737 - Amend Sections in MGO Chapter 28 related to Downtown and Urban Districts to allow more permitted uses within the districts - Approved on July 15, 2025 subject to Plan Commission recommendation

- Upcoming Matters – August 11, 2025

- ID 89078 & 88777 - 922-930 N Fair Oaks Avenue & 3357-3375 E Washington Avenue - Rezoning from TR-V1 to CC-T and Conditional Use - Construct a five-story mixed-use building with 3,300 sq. ft. of commercial space and 171 dwelling units and a two-story, 6-unit townhouse building
- ID 88956 - 117-125 N Butler Street - Conditional Use - Construct five-story, 73-unit apartment building

- Upcoming Matters – August 25, 2025

- ID TBD & 88957 - 302-308 E Washington Ave. & 15-27 N Butler Street - Rezoning from UMX and PD to PD(GDP-SIP) and Certified Survey Map Referral - Amend and expand General Development Plan and Specific Implementation Plan for Butler Plaza to construct up to 11-story mixed-use building with 9,000 square feet of commercial space and 76 apartments and create two lots by CSM
- ID TBD - 124 State Street - Rezoning existing mixed-use building from PD to DC

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.

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 86598, Registrants for 2025 Plan Commission Meetings.