



# 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, March 3, 2025**

**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>
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 818 7398 0019

**\*\*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

## DISCLOSURES AND RECUSALS

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

## MINUTES OF THE FEBRUARY 13, 2025 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1243597&GUID=2A1118A0-6B8B-4E0A-ADAE-ECC49FB11BAF](https://madison.legistar.com/View.ashx?M=M&ID=1243597&GUID=2A1118A0-6B8B-4E0A-ADAE-ECC49FB11BAF)

## MINUTES OF THE FEBRUARY 17, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1235145&GUID=933F3815-41C9-4E92-8BA2-6EDF752435C9](https://madison.legistar.com/View.ashx?M=M&ID=1235145&GUID=933F3815-41C9-4E92-8BA2-6EDF752435C9)

## SCHEDULE OF MEETINGS

Regular Meetings:  
- Mondays, March 17 and April 7, 28, 2025 at 5:30 p.m. (Virtual)

## 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. [86824](#) Amending the *Report of the Lamp House Block Ad Hoc Plan Committee*

## PUBLIC HEARINGS

### Zoning Text Amendments

Note: Items 3 and 4 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. [86804](#) Creating Chapter 21 of the Madison General Ordinances related to Zoning Floodplain Regulations and Maps.
4. [86807](#) Amending various sections within Chapter 28 of the Madison General Ordinances to remove floodplain references.

### **Zoning Map Amendment**

5. [86989](#) Creating Section 28.022-00703 of the Madison General Ordinances to change the zoning of property located at 321 Russell Street from PD (Planned Development) District to TSS (Traditional Shopping Street) District. (District 6)

### **Development-Related Requests**

6. [86523](#) 3915 Lien Road (District 3): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District and Transit-Oriented Development (TOD) Overlay District for a drive-through window to allow construction a coffee shop with drive-through window.
7. [86728](#) 623 N Lake Street (District 2): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) dwelling units, and consideration of a conditional use in the DR2 District for a lodging house, all to allow alterations to an approved eight-story mixed-use building to contain 21 apartments and a ten-room lodging house.
8. [86857](#) 1240 Sherman Avenue (District 6): Consideration of a conditional use to allow construction of two accessory buildings on a lakefront parcel.

Note: Items 9-11 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. [86732](#) 77 Sirloin Strip (District 14): Consideration of a demolition permit to demolish a restaurant.
10. [86990](#) Creating Section 28.022-00704 of the Madison General Ordinances to change the zoning of property located at 77 Sirloin Strip from TR-V2 (Traditional Residential-Varied 2) District to TR-U1 (Traditional Residential-Urban 1) District. (District 14)
11. [86733](#) 77 Sirloin Strip (District 14): 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 74-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. [86734](#) 922-926 N Fair Oaks Avenue (District 12): Consideration of a demolition permit to demolish two single-family residences.
13. [86991](#) Creating Section 28.022-00705 of the Madison General Ordinances to change the zoning of property located at 922-926 North Fair Oaks Avenue from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District. (District 12)

Note: Items 14 and 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. [86735](#) 3222, 3230, and 3238 E Washington Avenue (District 12): Consideration of a demolition permit to demolish three single-family residences.
15. [86992](#) Creating Section 28.022-00706 of the Madison General Ordinances to change the zoning of property located at 3222-3238 East Washington Avenue and 3229 Ridgeway Avenue from TR-C1 (Traditional Residential-Consistent 1) District and TR-C4 (Traditional Residential-Consistent 4) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)

Note: Items 16 and 17 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.

16. [86993](#) Creating Section 28.022-00707 of the Madison General Ordinances to change the zoning of property located at 6303 Portage Road and 4821 Hoepker Road from Temp. A (Temporary Agricultural) District to A (Agricultural) District and creating Section 28.022-00708 of the Madison General Ordinances to change the zoning of property located at 6303 Portage Road and 4821 Hoepker Road from Temp. A (Temporary Agricultural) District to TR-P (Traditional Residential-Planned) District. (District 17)
17. [86736](#) Approving the preliminary plat of the *LEO Living* on property addressed as 6303 Portage Road and 4821 Hoepker Road (District 17).

#### Land Division

18. [86860](#) Adjacent to 3111 Burke Road, Town of Sun Prairie: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create one residential lot.

#### MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

## SECRETARY'S REPORT

### - Recent Common Council Actions

- ID 86737 and 86738 - 940-1050 S High Point Road, 1051 S Pleasant View Road and 902 Landmark Trail - Revised Preliminary Plat and Final Plat of Hill Valley - Adopted on February 25, 2025 subject to the Plan Commission recommendations
- ID 86649 - Zoning Text Amendment - Repealing and recreating MGO Section 28.185 and creating MGO Section 41.28 related to demolition of buildings to update the approval processes - Adopted as an amended alternate ordinance on February 25, 2025
- ID 86650 - Zoning Text Amendment - Amending Sections in Chapter 28 of the Zoning Code related to single-family homes, accessory dwelling units, and small residential infill projects - Adopted an amended ordinance on February 25, 2025

### - Upcoming Matters – March 17, 2025

- 87140 & 87141 - 6702 Odana Road - Demolition Permit and Conditional Use - Demolish bank to construct a four-story mixed-use building with 1,973 square feet of commercial space and 60 apartments
- ID 87142 - 210 Bernard Court - Demolition Permit - Demolish three-family residence
- ID 87143 - 406 N Frances Street - Conditional Use for a nightclub
- ID 87144 - 1025 N Sherman Avenue - Conditional Use for a restaurant-nightclub

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.