



# 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, August 25, 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: 824 2021 6663

**\*\*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 August 11, 2025 Regular Meeting

[https://madison.legistar.com/View.ashx?  
M=M&ID=1235183&GUID=EDF573C0-08D4-4752-80CE-0A541743438A](https://madison.legistar.com/View.ashx?M=M&ID=1235183&GUID=EDF573C0-08D4-4752-80CE-0A541743438A)

## Schedule of Meetings

Regular Meetings:  
- September 15 and October 6, 20, 2025

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

## 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.

## Unfinished Business

2. [89254](#) Amending Sections 4.095, 10.05, 10.055, 10.08, 10.101, 23.24 and 1.08(3)(a) and Creating Section 10.105 of the Madison General Ordinances to enhance the City's street tree protection provisions and to establish a Street Tree Replacement Fund.

## New Business

Note: Items 3 and 4 will be discussed together. Following presentations and discussion, no action will be taken on those items.

3. [88388](#) Planning Division staff update - Southwest Area Plan
4. [88389](#) Planning Division staff update - Southeast Area Plan

## Public Hearings

### Zoning Text Amendments

5. [89326](#) Amending Section 28.151 of the Madison General Ordinances related to Supplemental Regulations to amend regulations for Accessory Dwelling Units.
6. [89357](#) Amending Section 28.098(2)(h) of the Madison General Ordinances related to updating Planned Development zoning to allow additional stories for downtown affordable housing. (District 2, District 4, District 6)
7. [89358](#) Amending Section 28.098 of the Madison General Ordinances related to Alterations to a Planned Development District to include a timeline for inactivity.

### Development-Related Requests

8. [88341](#) 1402 Pankratz Street (District 12): Consideration of a conditional use in the Suburban Employment (SE) District for a private school.
9. [89376](#) Creating Section 28.022-00726 of the Madison General Ordinances to change the zoning of property located at 124-126 State Street and 115 West Dayton Street from PD (Planned Development) District to DC (Downtown Core) District. (District 4)

Note: Items 10 and 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.

10. [89078](#) Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 3357 and 3359 East Washington Avenue from TR-V1 (Traditional Residential-Varied 1) District to CC-T (Commercial Corridor-Transitional) District. (District 12)
11. [88777](#) 922-930 N Fair Oaks Avenue & 3357-3375 E Washington Avenue (District 12): Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District and Transit-Oriented Development Overlay District for dwelling units in a mixed-use building with more than 100 units, and consideration of a conditional use in the CC-T District for single-family dwelling,

all to allow construction of a five-story, mixed-use building with 3,300 square feet of commercial space and 171 dwelling units and a two-story, six-unit townhouse 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. [89230](#) 3236-3300 Commercial Avenue/3235-3237 Burke Avenue (District 12): Consideration of a conditional use in the Traditional Employment (TE) District for dwellings in a mixed-use building to allow construction of a four-story mixed-use building with 8,400 square feet of commercial space and 70 dwelling units.
13. [89231](#) Approving a Certified Survey Map of property owned by Duplicity, LLC located at 3236-3300 Commercial Avenue and 3235-3237 Burke Avenue (District 12).

## **Member Announcements, Communications or Business Items**

### **Secretary's Report**

#### **- Upcoming Matters – September 15, 2025**

- Plan Commission Member Survey
- ID 89375, 89237 & 88957 - 302-308 E Washington Avenue & 15-27 N Butler Street - Rezoning from UMX and PD to PD(GDP-SIP), Conditional Use, 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 89232 & 89233 - 1601 N Sherman Avenue & 1610 Ruskin Street - Conditional Use and Certified Survey Map Referral - Construct new public school building to replace existing building for Sherman Middle School and Malcolm Shabazz High School and create one lot by CSM
- ID 89234 - 1402 Wyoming Way - Conditional Use - Construct new public school building to replace existing building for Black Hawk Middle School and Gompers Elementary School
- ID 89235 - 5501 Schroeder Road - Conditional Use for outdoor amplified sound for outdoor recreation facility/ restaurant with entertainment license

#### **- Upcoming Matters – October 6, 2025**

- ID 89236 - 139 W Wilson Street - Conditional Use - Construct a 16-story, 320-unit apartment building (Revised project plans)
- ID TBD - 702 N Midvale Boulevard - Rezoning from PD(GDP) to PD(SIP) - Approve new Specific Implementation Plan for "Hilldale Phase 3" to allow Heather Crest street improvements to be constructed (superseding May 2023 SIP approval)
- ID 89452 & 89481 - 305 N Frances Street and 533 Conklin Place - Conditional Use and Certified Survey Map Referral - Construct a 16-story mixed-use building with 2,800 square feet of commercial space and 387 apartments on one lot
- ID 89479 & 89482 - 53 West Towne Mall - Conditional Use and Certified Survey Map Referral - Divide parcel into two lots and construct coffee shop with drive-thru window on proposed Lot 1

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.