



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, February 17, 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>
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 889 8425 4731

****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 FEBRUARY 3, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1235144&GUID=15A19A7C-6944-4DD4-B5EB-CCDE285764AC](https://madison.legistar.com/View.ashx?M=M&ID=1235144&GUID=15A19A7C-6944-4DD4-B5EB-CCDE285764AC)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, March 3, 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.

PUBLIC HEARINGS

Tax Incremental Financing Districts

2. [86995](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #36 (Capitol Gateway), City of Madison (District 6, District 12).
3. [86996](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #44 (Royster Clark), City of Madison. (District 3, District 15)

4. [87014](#) Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #46 (Research Park), City of Madison. (District 11, District 19)
5. [87015](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #51 (South Madison), City of Madison. (District 14)

Development-Related Requests

Note: Item 6 should be referred to March 3, 2025 pending review by the Urban Design Commission.

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. [86729](#) 2530 Dahle Street (District 12): Consideration of a demolition permit to demolish a single-family residence.
8. [86730](#) 6111 Femrite Drive (District 16): Consideration of a demolition permit to demolish a two-family residence.
9. [86731](#) 6213 Countryside Lane (District 19): Consideration of a demolition permit to demolish a single-family residence.

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. [86737](#) Approving the revised preliminary plat of *Hill Valley* on property addressed as 940-1050 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail (District 1).
11. [86738](#) Approving the final plat of *Hill Valley* on portions of the properties addressed as 1050 S High Point Road and 1051 S Pleasant View Road (District 1).

Zoning Text Amendments

12. [86649](#) Repealing and recreating Section 28.185 and creating Section 41.28 of the Madison General Ordinances related to demolition of buildings to update the approval processes.
13. [86650](#) Amending Sections in Chapter 28 of the Madison General Ordinances related to single-family homes, accessory dwelling units, and small residential infill projects.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- ID 86656 - Accepting the report titled "2025 Progress Update - City of Madison Comprehensive Plan" - Adopted subject to the Plan Commission recommendation on February 11, 2025

- Upcoming Matters – March 3, 2025

- ID 86824 - Amending the Report of the Lamp House Block Ad Hoc Plan Committee
- ID 86728 - 623 N Lake Street - Conditional Use - Re-approve mixed-use building (fraternity and apartments) as 22-unit apartment building and lodging house
- ID 86732 86990 & 86733 - 77 Sirloin Strip - Demolition Permit, Rezoning from TR-V2 to TR-U1, and Conditional Use - Demolish restaurant-tavern to construct a six-story, 74-unit apartment building
- ID 86734 & 86991 - 922-926 N Fair Oaks Avenue - Demolition Permit and Rezoning from TR-C1 to CC-T - Demolish two single-family residences and rezone for future multi-family redevelopment
- ID 86735 & 86992 - 3222-3238 E Washington Avenue and 3229 Ridgeway Avenue - Demolition Permit and Rezoning from TR-C1 and TR-C4 to TR-U2 - Demolish three single-family residences and rezone for future multi-family/ mixed-use redevelopment
- ID 86993 & 86736 - 6303 Portage Road & 4821 Hoepker Road - Rezoning from Temp. A to TR-P and A and Preliminary Plat of LEO Living, creating two lots in TR-P for future residential development and two lots/outlots in A zoning for future development
- ID 86804 - Zoning Text Amendment - Creating Chapter 21 of the Madison General Ordinances related to Zoning Floodplain Regulations and Maps
- ID 86807 - Zoning Text Amendment - Amending various sections within MGO Chapter 28 (Zoning Code) to remove floodplain references
- ID 86989 - 321 Russell Street - Rezoning from PD to TSS to correct a zoning map error
- ID 86857 - 1240 Sherman Avenue - Conditional Use - Demolish and reconstruct detached garage and construct additional accessory building on a lakefront parcel
- ID 86860 - Adjacent to 3111 Burke Road - Extraterritorial Certified Survey Map to create one lot in the Town of Sun Prairie

- Upcoming Matters – March 17, 2025

- ID 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 to allow a nightclub in an existing commercial building
- ID 87144 - 1025 N Sherman Avenue - Conditional Use to convert a restaurant-tavern into 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.

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 86598, Registrants for 2025 Plan Commission Meetings.