



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, June 9, 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: 828 5750 1090

****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 MAY 19, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1235178&GUID=71B6F89D-7D4A-4997-9517-9A8711FCAFDDB](https://madison.legistar.com/View.ashx?M=M&ID=1235178&GUID=71B6F89D-7D4A-4997-9517-9A8711FCAFDDB)

MINUTES OF THE JUNE 2, 2025 SPECIAL MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1243598&GUID=C36CE722-831B-4CDE-AC96-7780ECA17484](https://madison.legistar.com/View.ashx?M=M&ID=1243598&GUID=C36CE722-831B-4CDE-AC96-7780ECA17484)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, June 23 and July 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.

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.

2. [88329](#) Vacating and discontinuing a small surplus portion public street right-of-way of Schewe Road dedicated by Certified Survey Map No. 9672 to allow for the redivision of Lot 1 of the Certified Survey Map and Outlot 1 of Eagle Trace. Located in the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 9)

PUBLIC HEARINGS

Zoning Text Amendments

3. [88001](#) Amending Section 28.037(2) of the Madison General Ordinances related to SR-C3 District Dimensional Requirements to update Lot Area Requirements.
4. [88003](#) Amending Section 28.183(9)(b) of the Madison General Ordinances related to conditional uses to clarify conditional use approval language.
5. [88004](#) Amending Subsections within 28.138 of the Madison General Ordinances related to Lakefront Development to update the lakefront setback requirements.
6. [88005](#) Amending Section 28.082(1) of the Madison General Ordinances related to Employment Districts to allow Lodge, Private Club, Reception Hall as a conditional use in Suburban Employment Districts.
7. [88006](#) Amending the definition of 'Place of Worship' in Section 28.151 of the Madison General Ordinances to include a minimum seating capacity size for the sanctuary or main activity area of new places of worship.
8. [88319](#) Amending various sections of Chapter 28 of the Madison General Ordinances to modify restaurant and alcohol-related uses in zoning code.

Development-Related Requests

Note: Items 9 and 10 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. [88198](#) 842 Jupiter Drive (District 3): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to amend the zoning text to allow 'Community living arrangements with greater than 15 residents' and 'Community and counseling services' as conditional uses.

10. [88199](#) 842 Jupiter Drive (District 3): Consideration of a conditional use in the Planned Development (PD) District for Grandview Commons for a community living arrangement with greater than 15 residents, and consideration of a conditional use in the same PD District for community and counseling services to allow an assisted living facility to be converted into an approximately 54-bed residential substance abuse treatment facility with inpatient and outpatient counseling services.

11. [88195](#) 10 S Paterson Street (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-tavern, and consideration of a conditional use in the TE District for food and related goods sales, all to allow a cafe/ grocery tenant in a mixed-use building.

12. [88200](#) 3450 Milwaukee Street (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner, and consideration of a conditional use in the CC-T District for dwelling units in a mixed-use building with greater than 60 units, all to allow construction of a four-story mixed-use building containing approximately 6,200 square feet of commercial space and 156 apartments on Lot 4 and associated site improvements on Outlots 2 and 3 of the approved but currently unrecorded *Starkweather* plat.

13. [88202](#) 6105 S Highlands Avenue (District 19): Consideration of a demolition permit to demolish a single-family residence.

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. [88325](#) Creating Section 28.022-00715 of the Madison General Ordinances to change the zoning of property located at 733 and 737 North Meadow Lane from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

15. [87881](#) 3535-3553 University Avenue and 733-737 N Meadow Lane (District 5): Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District to modify the required rear yard height transition to a residential district; consideration of a conditional use in the CC-T District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner; consideration of a conditional use in the CC-T District for dwelling units in a mixed-use building with greater than 100 units; and consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet, all to allow construction of a six-story mixed-use building containing approximately 4,300 square feet of commercial space and 146 apartments in Urban Design Dist. 6, Transit-Oriented Development Overlay District.

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. [88201](#) 6901-6933 Manufacturers Drive (District 17): Consideration of a conditional use in the Industrial-Limited (IL) District for a personal indoor storage facility.
17. [88207](#) Approving a Certified Survey Map of property owned by Interstate Commerce Park and Wheelhouse Storage - MDS East, LLC located at 6901-6933 Manufacturers Drive (District 17).

Note: Item 18 should be referred to June 23, 2025 at the request of the applicant.

18. [87879](#) 4506-4514 Verona Road (District 10): Consideration of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to allow construction of a five-story mixed-use building containing 324 square feet of commercial space and 93 apartments.

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

SECRETARY'S REPORT

- Recent Common Council Actions

- ID 87598 - 333-345 W Main Street, 110 S Henry Street, & 334 W Doty Street - Approve an Amended PD(GDP-SIP) for Capitol Lakes Planned Development - Approved on May 20, 2025 subject to Plan Commission recommendation

- ID 87842 - 3821 Nakoma Road - Rezoning existing mixed-use building from PD to LMX - Approved on May 20, 2025 subject to Plan Commission recommendation

- ID 87843 - 910 W Wingra Drive and 1347 Fish Hatchery Road - Rezone from PD and TR-V1 to CC-T to facilitate expansion of office building - Approved on May 20, 2025 subject to Plan Commission recommendation

- Upcoming Matters – June 23, 2025

- ID 87841, 87657 & 88477 - 1970-1978 University Bay Drive - Rezone from CN to PR, Conditional Use, and Vacation and Official Map Amendment - Construct one-story,

11,500 square-foot visitor center at Lakeshore Nature Preserve following relocation of University Bay Drive

- ID 88203, 88204 & 88209 - 501 E Washington Avenue - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish office building to construct seven-story, 223-unit apartment building on one lot in Urban Design Dist. 4
- 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", creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for public park, four outlots for public stormwater management, one outlot for private park, one outlot for a private alley, and six outlots for future development
- ID 88450 - 1138 Williamson Street - Rezoning from TR-V2 to TSS
- ID 88336 - 709 Northport Drive - Conditional Use - Construct four-story, 80-unit apartment building in a planned multi-use site to also contain a proposed four-story, 24-unit apartment building and an existing place of worship
- ID 88341 - 1402 Pankratz Street - Conditional Use for a private school

- Upcoming Matters – July 7, 2025

- ID TBD - 60 White Oaks Lane - Assign SR-C1 Zoning for a single-family residence attached to the City in May 2022
- ID 88551 & TBD - 2222-2304 City View Drive - Conditional Use and Certified Survey Map Referral - Construct four-story mixed-use building with 4,606 sq. ft. of commercial space and 60 apartments; construct four-story, 47-unit apartment building; construct five-story, 39-unit apartment building; construct five-story, 40-unit apartment building; combine two lots into one lot for development
- ID 88555 - 2438-2462 Atwood Avenue - Conditional Use - Construct crypt addition to St. Bernard of Clairvaux Cathedral
- ID 88556 - 1925 Monroe Street - Conditional Use for a restaurant-nightclub
- ID 88557 - 1626-1634 Baker Avenue - Certified Survey Map Referral - Create two lots in SR-C2 zoning
- ID 88558 - 709 Northport Drive - Certified Survey Map - Create four-lot planned multi-use site in TR-U1 zoning

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.