



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 7, 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: 899 0730 6892

****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 JUNE 23, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1235180&GUID=1AE942D8-20A9-4784-A074-0C0E92305B79](https://madison.legistar.com/View.ashx?M=M&ID=1235180&GUID=1AE942D8-20A9-4784-A074-0C0E92305B79)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, July 28 and August 11, 25, 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. [88855](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Numbers: 12777-3-4.02 - Amendment No. 2 and 12777-3-4.11 Amendment No. 1 (District 9 & District 19)

PUBLIC HEARINGS

Development-Related Requests

3. [88555](#) 2438-2462 Atwood Avenue (District 15): Consideration of a conditional use in the Traditional Residential-Varied 1 (TR-V1) District for a cemetery; and consideration of a conditional use in the TR-V1 District for a building exceeding 10,000 square feet of area, all to allow construction of a crypt addition to Saint Bernard of Clairvaux Cathedral.
4. [88557](#) Approving a Certified Survey Map of property owned by Jacob & Jennifer Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker Avenue (District 19).
5. [88717](#) Creating Section 28.022-00718 of the Madison General Ordinances to assign SR-C1 (Suburban Residential-Consistent 1) District zoning to property located at 60 White Oaks Lane. (District 20)

Note: Items 6 and 7 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.

6. [88449](#) Creating Sections 28.022-00716 and 28.022-00717 of the Madison General Ordinances to change the zoning of portions of property located at 6004 Commercial Avenue and 604-902 Reiner Road from A (Agricultural) District to TR-P (Traditional Residential-Planned) District and TR-U1 (Traditional Residential-Urban 1) District, respectively. (District 3)
7. [88206](#) Approving the preliminary plat of the *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner Road (District 3).

Note: Items 8 and 9 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.

8. [88336](#) 709 Northport Drive (District 18): Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a 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.
9. [88558](#) Approving a Certified Survey Map of property owned by Northside Christian Assembly located at 709 Northport Drive (District 18).

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. [88551](#) 2222-2304 City View Drive (District 17): Consideration of a conditional use in the Suburban Employment (SE) District for dwelling units in a mixed-use building; consideration of a conditional use in the SE District for multi-family dwellings; and consideration of a conditional use in the SE District for residential buildings taller than four stories and 55 feet, all to allow construction of a four-story mixed-use building containing approximately 4,600 square feet of commercial space and 60 apartments, a four-story, 47-unit apartment building, a five-story, 39-unit apartment building, and a five-story, 40-unit apartment building.
11. [88568](#) Approving a Certified Survey Map of property owned by Investors Associated LLP located at 2222-2304 City View Drive (District 17).

Zoning Text Amendments

12. [88735](#) Amending Sections 28.135 and 16.23(6)(d) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.
13. [88736](#) SUBSTITUTE: Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.
14. [88737](#) Amending Sections in Chapter 28 of the Madison General Ordinances related to Downtown and Urban Districts to allow more permitted uses within the districts.

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

SECRETARY'S REPORT

- Recent Common Council Actions

- ID 87841 - 1970-1978 University Bay Drive - Rezoning from CN to PR for future visitor center at Lakeshore Nature Preserve - Approved on July 1, 2025 subject to the Plan Commission's recommendation
- ID 88450 - 1138 Williamson Street - Rezoning from TR-V2 to TSS - Approved on July 1, 2025 subject to the Plan Commission's recommendation

- Upcoming Matters – July 28, 2025

- ID 88718 & 88559 - 3565 Tulane Avenue - Rezoning from TR-C2 to PD(GDP-SIP) and Certified Survey Map Referral - Approve General Development Plan and Specific Implementation Plan to construct a two-story, 7,000 sq. ft. community center and three-story, 26-unit apartment building on one lot
- ID 88719 & 88561 - 1802-1804 Roth Street - Rezoning from TR-U1 to TR-U2 and Conditional Use - Construct three-story apartment building with 16 units and an office for human service programs
- ID 88776 - 654 Williamson Street - Conditional Use Alteration - Construct a 5-story, 53-unit mixed-use building with 985 sq. ft. commercial space
- ID 88772 - 939 S Park Street - Conditional Use - Allow the use of an existing drive-thru in a commercial building
- ID 88773 - 999 S Park Street - Conditional Use for an auto repair station in an existing commercial building
- ID 88774 - 1417 Wright Street - Conditional Use for outdoor storage for an existing commercial building
- ID 88775 - 1702-1602 Pankratz Street - Conditional Use to expand existing parking lot to provide a total of 180 parking stalls in Urban Design Dist. 4

- Upcoming Matters – August 11, 2025

- ID TBD & 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, 171-unit mixed-use building with 3,300 sq. ft. commercial space and a two-story, 6-unit townhouse in Urban Design Dist. 5

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.