



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, March 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: 845 3570 5920

****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 MARCH 3, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1235146&GUID=17573E4C-D31A-4C88-A095-1426BAABB724](https://madison.legistar.com/View.ashx?M=M&ID=1235146&GUID=17573E4C-D31A-4C88-A095-1426BAABB724)

SCHEDULE OF MEETINGS

- Mondays, April 7, 28 and May 12, 19, 2025 at 5:30 p.m. (Virtual)

PUBLIC HEARINGS

Development-Related Requests

2. [87142](#) 210 Bernard Court (District 8): Consideration of a demolition permit to demolish a three-family residence.
3. [87143](#) 406 N Frances Street (District 2): Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a nightclub.

Note: Item 4 should be placed on file without prejudice; the application has been withdrawn by the applicant.

4. [87144](#) 1025 N Sherman Avenue (District 12): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a restaurant-nightclub to convert a restaurant-tavern to a restaurant-nightclub.

Note: Items 5 and 6 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.

5. [87140](#) 6702 Odana Road (District 19): Consideration of a demolition permit to demolish a financial institution.
6. [87141](#) 6702 Odana Road (District 19): Consideration of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to construct a four-story mixed-use building with approximately 1,973 square feet of commercial space and 60 apartments.

Note: Items 7 and 8 were referred to this meeting at the March 3, 2025 Plan Commission meeting pending the outcome of the related request to rezone the property from TR-V2 to TR-U1 (ID 86990) at the March 11 Common Council meeting.

At that meeting, the Common Council voted 16-2 to place the rezoning request on file without prejudice. As such, the proposed conditional use request (ID 86733) cannot proceed and shall be placed on file without prejudice. The applicant has withdrawn the demolition request (ID 86732); that item should also be placed on file without prejudice.

7. [86732](#) 77 Sirloin Strip (District 14): Consideration of a demolition permit to demolish a mixed-use building including an apartment and restaurant.
8. [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.

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
- ID 86824 - Amending the Report of the Lamp House Block Ad Hoc Plan Committee - Adopted substitute resolution with appendix on March 11, 2025 subject to the Plan Commission recommendation
- ID 86990 - 77 Sirloin Strip - Rezoning from TR-V2 to TR-U1 - Rezone for future 74-unit apartment building - Placed on file without prejudice on March 11, 2025 consistent with the Plan Commission recommendation
- ID 86991 - 922-926 N Fair Oaks Avenue - Rezoning from TR-C1 to CC-T for future multi-family redevelopment - Adopted on March 11, 2025 subject to the Plan Commission recommendation
- ID 86992 - 3222-3238 E Washington Avenue and 3229 Ridgeway Avenue - Rezoning

from TR-C1 and TR-C4 to TR-U2 for future multi-family/ mixed-use redevelopment - Adopted on March 11, 2025 subject to the Plan Commission recommendation

- ID 86993 & 86736 - 6303 Portage Road and 4821 Hoepker Road - Rezoning from Temp. A to TR-P and A and the Preliminary Plat of LEO Living - Placed the rezoning on file without prejudice and rejected the preliminary plat on March 11, 2025 consistent with the Plan Commission recommendation
- ID 86804 - Creating Chapter 21 of the Madison General Ordinances related to Zoning Floodplain Regulations and Maps - Adopted on March 11, 2025 subject to the Plan Commission recommendation
- ID 86807 - Amending various sections within MGO Chapter 28 (Zoning Code) to remove floodplain references - Adopted on March 11, 2025 subject to the Plan Commission recommendation
- ID 86989 - 321 Russell Street - Rezoning from PD to TSS to correct a zoning map error - Adopted on March 11, 2025 subject to the Plan Commission recommendation

- Upcoming Matters – April 7, 2025

- ID 87450 - Amending various sections of MGO Chapter 28, Zoning Code related to lodging to allow hotel and motel rentals of thirty days or more
- ID 87462 - 306 N Brooks Street - Conditional Use - Allow projections into Capitol View Preservation Limit for approved 15-story, 189-unit apartment building
- ID 87472 - 1050 S High Point Road and 1051 S Pleasant View Road - Final Plat of First Addition to Hill Valley, creating 162 lots for single-family detached and attached homes, three lots for future multi-family development, one lot for future mixed-use development, one outlot to be dedicated for public park, and three outlots to be dedicated for stormwater management
- ID 87463 - 414 S Baldwin Street - Conditional Use Alteration - Amend conditions of approval for hotel to allow alcohol sales on premises
- ID 87464 - 1241 Moorland Road - Demolition Permit - Demolish single-family residence
- ID 87465 - 2352 S Park Street - Conditional Use - Allow temporary outdoor event ("pop-up" market) adjacent to mixed-use building
- ID 87466 - 5004 Tradewinds Parkway - Conditional Use - Convert multi-tenant industrial building into indoor recreation facility
- ID 87467 - 1110 Deming Way/ 8701 Blackhawk Road - Conditional Use - Construct 31,000 square-foot indoor/ outdoor recreation facility w/ restaurant-tavern and outdoor eating area open past 9:00 PM w/outdoor amplified sound
- ID 87468 - 6501 Kilpatrick Lane - Conditional Use - Construct two-story credit union with drive-through service window
- ID 87469 - 6802 Hammersley Road - Conditional Use - Construct electric generator for Greentree Landfill
- ID 87471 & 87475- 2230 Pennsylvania Avenue - Conditional Use and Certified Survey Map - Combine underlying lots into one lot and construct a private parking facility

- Upcoming Matters – April 28, 2025

- ID 87470 & TBD - 333-345 W Main Street, 110 S Henry Street, and 334 W Doty Street - Demolition Permit and Amended PD(GDP-SIP) - Demolish 44-unit assisted living facility and amend the Capitol Lakes Planned Development to allow construction of a 49-unit senior apartment building
- ID TBD - 10554 Mineral Point Road - Rezoning from SR-C2 to TR-C3 - Rezoning existing and future single-family lots in Westwind subdivision

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.