



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, April 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>
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 851 8298 6577

****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
- See 'Smart Growth's Housing Development Program_05-30-25.pdf'

DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

MINUTES OF THE MARCH 17, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1235147&GUID=D5D7C999-88C7-4DD3-A3F5-D01B181D4DDA](https://madison.legistar.com/View.ashx?M=M&ID=1235147&GUID=D5D7C999-88C7-4DD3-A3F5-D01B181D4DDA)

SCHEDULE OF MEETINGS

- Mondays, April 28 and May 12, 19, 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. [87610](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-19, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd for the acquisitions per the Plat of Land and Interests required. Located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin. (District 9)

PUBLIC HEARINGS

Zoning Text Amendment

3. [87450](#) Amending various sections of Chapter 28 of the Madison General Ordinances related to lodging to allow hotel and motel rentals of thirty days or more.

Development-Related Requests

4. [87462](#) 306 N Brooks Street (District 8): Consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit to allow rooftop mechanical space and an elevator overrun for a previously approved 15-story, 189-unit apartment building.
5. [87463](#) 414 S Baldwin Street (District 6): Consideration of an alteration of an approved conditional use in the Traditional Shopping Street (TSS) District to amend the conditions of approval for a hotel and restaurant-tavern with outdoor eating area.
6. [87464](#) 1241 Moorland Road (District 14): Consideration of a demolition permit to demolish a single-family residence.
7. [87465](#) 2352 S Park Street (District 14): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for temporary outdoor event to allow a "pop-up" market adjacent to mixed-use building.

8. [87466](#) 5004 Tradewinds Parkway (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District for indoor recreation to allow spaces in an existing multi-tenant industrial building to be converted into an indoor recreation facility.
9. [87467](#) 1110 Deming Way/8701 Blackhawk Road: Consideration of a conditional use in the Suburban Employment Center (SEC) District for indoor recreation; consideration of a conditional use in the SEC District for outdoor recreation; consideration of a conditional use in the SEC District for a restaurant-tavern; and consideration of a conditional use in the SEC District for an outdoor eating area open past 9:00 p.m. and with amplified sound, all to allow construction of a 31,000 square-foot indoor recreation facility with restaurant-tavern, outdoor recreation, and an outdoor eating area.
10. [87468](#) 6501 Kilpatrick Lane (District 16): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a drive-through window to allow construction of a financial institution (credit union) with a drive-through window.
11. [87469](#) 6802 Hammersley Road (District 20): Consideration of a conditional use in the Conservancy (CN) District for an emergency electric generator for Greentree Landfill
12. [87472](#) Approving the final plat of *First Addition to Hill Valley* on land generally addressed as 1051 S Pleasant View Road and 1050 S High Point Road (District 1).

Note: Items 13 and 14 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.

13. [87471](#) 2230 Pennsylvania Avenue (District 12): Consideration of a conditional use in the Industrial-Limited (IL) District for a private parking facility.
14. [87475](#) Approving a Certified Survey Map of property owned by Madison Square Storage, LLC located at 2230 Pennsylvania Avenue (District 12).

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

SECRETARY'S REPORT

- Planning Division Annual Report

15. [87748](#) 2024 Planning Division Annual Report

- Upcoming Matters – April 28, 2025

- ID 87470 & 87598 - 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 87597 - 10554 Mineral Point Road - Rezoning existing and future single-family lots in Westwind subdivision from SR-C2 to TR-C3
- ID 83269 - 709-711 E Johnson Street - Conditional Use - Approve an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID 87630 - 722 Moorland Road - Conditional Use for a housing cooperative
- ID 87633 - 1522 Waunona Way - Conditional Use - Construct new single-family residence on lakefront parcel following administratively approved demolition of existing residence
- ID 87634 - 2927 E Washington Avenue - Conditional Use for amplified sound in the outdoor eating area of a tasting room
- ID 87636 - 8216 Watts Road - Conditional Use for amplified sound in the outdoor eating area of a restaurant-nightclub
- ID 87655 - 4313 Buckley Road - Extraterritorial Certified Survey Map - Create one residential lot in the Town of Burke
- ID 87656 - 6509 Portage Road - Extraterritorial Certified Survey Map - Create three residential lots in the Town of Burke
- ID 87720 - 2604 Waunona Way - Demolition Permit - Demolish single-family residence

- Upcoming Matters – May 12, 2025

- (Tentative) ID 82973- Urban Design Commission Code Update Project, Phase 1 Amendment
- ID TBD & 87657 - 1970-1978 University Bay Drive - Rezoning from CN to PR and Conditional Use - Construct one-story, 11,500 square-foot visitor center at Lakeshore Nature Preserve
- ID TBD - 3821 Nakoma Road - Rezone existing mixed-use building from PD to LMX
- ID TBD - 910 W Wingra Drive and 1347 Fish Hatchery Road - Rezone from PD and TR-V1 to CC-T to facilitate expansion of office building
- ID 87658 - 9453 Spirit Street - Conditional Use - Construct residential building complex with 21 apartments in two buildings

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.