



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, May 12, 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: 815 7179 9245

****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 APRIL 28, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1235149&GUID=5D153D41-1422-43D2-A889-7F566DD7947D](https://madison.legistar.com/View.ashx?M=M&ID=1235149&GUID=5D153D41-1422-43D2-A889-7F566DD7947D)

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, May 19 and June 9, 23, 2025 at 5:30 p.m. (Virtual)

Special Meeting:

- Monday, June 2, 2025 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

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.

NEW BUSINESS

2. [87483](#) Adopting the Updated Elected and Appointed Official Code of Ethical Conduct

PUBLIC HEARINGS

Development-Related Requests

3. [87658](#) 305 Bear Claw Way/ 9453 Spirit Street (District 9): Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for a

residential building complex containing 21 apartments in two buildings.

4. [87799](#) 901 E Washington Avenue (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-nightclub to allow an existing restaurant-tavern to offer live entertainment inside and on an existing outdoor patio.
5. [87842](#) Creating Section 28.022-00713 of the Madison General Ordinances to change the zoning of property located at 3821 Nakoma Road from PD (Planned Development) District to LMX (Limited Mixed-Use) District. (District 10)
6. [87843](#) Creating Section 28.022-00714 of the Madison General Ordinances to change the zoning of property located at 910 West Wingra Drive and 1347 Fish Hatchery Road from PD (Planned Development) and TR-V1 (Traditional Residential - Varied 1) Districts to CC-T (Commercial Corridor-Transitional) District. (District 13)

Note: Items 7 and 8 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.

7. [87470](#) 345 W Main Street (District 4): Consideration of a demolition permit to demolish a 44-unit assisted living facility.
8. [87598](#) Creating Section 28.022-00710 of the Madison General Ordinances to change the zoning of property located at 333-345 West Main Street, 110 South Henry Street, and 334 West Doty Street from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00711 to approve a Specific Implementation Plan. (District 4)

Note: Items 9 and 10 should be referred to June 23, 2025 at the request of the applicants.

9. [87841](#) Creating Section 28.022-00712 of the Madison General Ordinances to change the zoning of property located at 1970-1978 University Bay Drive from CN (Conservancy) District to PR (Parks and Recreation) District. (District 5)
10. [87657](#) 1970-1978 University Bay Drive (District 5): Consideration of a conditional use pursuant to MGO Section 28.138 for construction within 300 feet of the Ordinary High Water Mark of Lake Mendota to allow construction of a one-story, 11,500 square-foot visitor center for the Lakeshore Nature Preserve on the University of Wisconsin-Madison campus.

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

SECRETARY'S REPORT

- Recent Common Council Actions

- 10554 Mineral Point Road - Rezone existing and future single-family lots in the Westwind subdivision from SR-C2 to TR-C3 - Adopted at the May 6, 2025 meeting subject to Plan Commission recommendation

- Upcoming Matters – May 19, 2025

- ID 83269 - 709-711 E Johnson Street - Conditional Use for an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID 87879 - 4506-4514 Verona Road - Conditional Use - Construct a five-story mixed-use building with 324 square feet of commercial space and 93 apartments
- ID 87880 - 3895 Vilas Hope Road - Extraterritorial Certified Survey Map - Reconfigure two residential lots in the Town of Cottage Grove

- Upcoming Matters – June 9, 2025

- ID TBD & 87881 - 3535-3553 University Avenue and 733-737 N Meadow Lane - Rezone from TR-C1 to CC-T and Conditional Use - Construct a six-story mixed-use building with 4,268 square feet of commercial space and 146 apartments
- ID 88001 - Amend Section 28.037(2) of the Zoning Code related to SR-C3 District Dimensional Requirements to update Lot Area Requirements
- ID 88003 - Amend Section 28.183(9)(b) of the Zoning Code related to conditional uses to clarify conditional use approval language.
- ID 88004 - Amend Subsections within 28.138 of the Zoning Code related to Lakefront Development to update the lakefront setback requirements.
- ID 88005 - Amend Section 28.082(1) of the Zoning Code to allow 'Lodge, Private Club, Reception Hall' as a conditional use in SE (Suburban Employment) District
- ID 88006 - Amend the definition of 'Place of Worship' in Section 28.151 of the Zoning Code to include a minimum seating capacity size for the sanctuary or main activity area of new places of worship.
- ID 88195 - 10 S Paterson Street - Conditional Use - Allow restaurant-tavern and food and related goods sales tenant in a mixed-use building
- ID 88198 & 88199 - 842 Jupiter Drive - PD(SIP) Alteration and Conditional Use - Convert assisted living facility into community living arrangement with greater than 15 residents with counseling and community services
- ID 88200 - 3450 Milwaukee Street - Conditional Use - Construct a four-story mixed-use building with 6,168 square feet of commercial space and 156 apartments on Lot 4 and Outlots 2 and 3 of proposed Starkweather plat
- ID 88201 & 88207 - 6901-6933 Manufacturers Drive - Conditional Use and Certified Survey Map Referral - Construct personal indoor storage facility on one lot
- ID 88202 - 6105 S Highlands Avenue - Demolition Permit - Demolish single-family residence

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.