



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 23, 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: 811 0597 8098

****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 JUNE 9, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1235179&GUID=A87E133B-6897-4364-96F6-69DB2F322DBD](https://madison.legistar.com/View.ashx?M=M&ID=1235179&GUID=A87E133B-6897-4364-96F6-69DB2F322DBD)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, July 7, 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. [88676](#) Permitting the early acquisition of land and utility interests as set forth on the Relocation Order and Transportation Project Plat No. 5992-10-19 4.02, as adopted by the Common Council by RES-25-00237, File ID 87610. (District 9)

PUBLIC HEARINGS

Tax Incremental Financing Districts

3. [88724](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #42 (Wingra), City of Madison. (District 13)
4. [88725](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison. (District 4)
5. [88726](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison. (District 4, District 8, District 13)
6. [88727](#) Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #53 (East Wilson St), City of Madison. (District 2, District 4, District 6)
7. [88728](#) Approving the Project Plan and Boundary for Tax Incremental District (TID) #55 (Voit), City of Madison. (District 15)

Development-Related Requests

8. [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.
9. [88341](#) 1402 Pankratz Street (District 12): Consideration of a conditional use in the Suburban Employment (SE) District for a private school.
10. [88450](#) SUBSTITUTE: Creating Section 28.022-00718 of the Madison General

Ordinances to change the zoning of property located at 1138 Williamson Street from TR-V2 (Traditional Residential-Varied 2) District to TSS (Traditional Shopping Street) District. (District 6)

Note: Items 11-13 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.

11. [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)
12. [87657](#) 1970-1978 University Bay Drive (District 5): Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for a community center; consideration of a conditional use in the PR District for a public safety and service facility; consideration of a conditional use in the PR District for a building exceeding 35 feet in height; and 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, all to allow construction of a 11,500 square-foot visitor center for the Lakeshore Nature Preserve on the University of Wisconsin-Madison campus.
13. [88477](#) Vacating and discontinuing a portion of public street right-of-way of University Bay Drive; realigning and accepting a Permanent Limited Easement for public street purposes; and amending the City of Madison Official Map, all to allow for the future relocation of University Bay Drive and construction of the Lakeshore Nature Preserve Frautschi Center. Located in part of the Southeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (District 5)

Note: Items 14-15 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. [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)
15. [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 16-18 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. [88203](#) 501 E Washington Avenue (District 6): Consideration of a demolition permit to demolish an office building.

17. [88204](#) 501 E Washington Avenue; Urban Design Dist. 4 (District 6): Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use in the UMX District for outdoor recreation; and consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories, all to allow construction of a seven-story apartment building containing 223 units.
18. [88209](#) Approving a Certified Survey Map of property owned by The WMC Foundation, Inc. located at 501 E Washington Avenue (District 6).

Note: Item 19 should be referred to July 7, 2025 at the request of the applicant and staff.

19. [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.

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

SECRETARY'S REPORT

- Recent Common Council Actions

- ID 83477 - Rezoning 6610-6706 Old Sauk Road from SR-C1 and SR-C3 to TR-U2, as remanded to Common Council by Circuit Court
- ID 88325 - Rezoning 733-737 N Meadow Lane from TR-C1 to CC-T to allow a six-story mixed-use building - Approved on June 17, 2025 subject to the Plan Commission's recommendation
- ID 88001 - Amending Section 28.037(2) of the Zoning Code related to SR-C3 District Dimensional Requirements to update Lot Area Requirements - Approved on June 17, 2025 subject to the Plan Commission's recommendation
- ID 88003 - Amending Section 28.183(9)(b) of the Zoning Code related to conditional uses to clarify conditional use approval language - Approved a substitute ordinance on June 17, 2025 consistent with the Plan Commission's recommendation
- ID 88004 - Amending Subsections within 28.138 of the Zoning Code related to Lakefront Development to update the lakefront setback requirements - Approved on June 17, 2025 subject to the Plan Commission's recommendation
- ID 88005 - Amending Section 28.082(1) of the Zoning Code to allow 'Lodge, Private Club, Reception Hall' as a conditional use in SE (Suburban Employment) District - Approved on June 17, 2025 subject to the Plan Commission's recommendation
- ID 88006 - Amending 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 - Approved on June 17, 2025 subject to the Plan Commission's recommendation
- ID 88319 - Amending various sections of Chapter 28 to modify restaurant and alcohol-related uses in Zoning Code - Approved on June 17, 2025 subject to the Plan Commission's recommendation

- Upcoming Matters – July 7, 2025

- ID 88717 - Rezoning 60 White Oaks Lane to assign SR-C1 Zoning to a single-family residence attached to the City in May 2022
- ID 88551 & 88568 - 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 88557 - 1626-1634 Baker Avenue - Certified Survey Map Referral - Create two lots in SR-C2 zoning
- ID 88336 & 88558 - 709 Northport Drive - Conditional Use and Certified Survey Map Referral - 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, and create four-lot planned multi-use site in TR-U1 zoning
- ID 88735 - Zoning Text and Subdivision Regulations Amendments - Amending Sections 28.135 and 16.23(6)(d) of the Madison General Ordinances related to Deep Residential Lots.
- ID 88736 - Zoning Text Amendment - Amending various tables within MGO Chapter 28 to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.
- ID 88737 - Amending Sections in MGO Chapter 28 related to Downtown and Urban Districts to allow more permitted uses within the districts

- Upcoming Matters – July 28, 2025

- ID 88205 - 630 E Washington Avenue - Conditional Use - Construct an up to five-story building with a mission house, rooming house, community and counseling services, health services, and place of worship in two phases in Urban Design Dist. 8
- 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

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.