



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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](http://www.madisoncitychannel.tv).***

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**Monday, February 3, 2025**

**5:30 PM**

**\*\*Virtual Meeting\*\***

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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](mailto: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: 874 9410 9016

**\*\*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

## COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

## MINUTES OF THE JANUARY 13, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?  
M=M&ID=1235143&GUID=C9FAD12E-E83A-41FE-89D4-18B6F81CB209](https://madison.legistar.com/View.ashx?M=M&ID=1235143&GUID=C9FAD12E-E83A-41FE-89D4-18B6F81CB209)

## SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, February 17 and March 3, 17, 2025 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, February 13, 2025 at 5:00 p.m. (Room 215, Madison Municipal Building; 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.

## 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. [86814](#) Vacating and discontinuing portions of Braxton Place public street right-of-way within the Triangle Plat to allow the said lands to be included the replatting parts of Lot 1 and 2 of CSM No. 1596 . Being located in part of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (District 13)

## NEW BUSINESS

3. [86656](#) Accepting the report titled "2025 Progress Update - City of Madison Comprehensive Plan"

## PUBLIC HEARINGS

### Development-Related Requests

4. [86522](#) 7869 Big Sky Drive (District 9): Consideration of a conditional use in the Commercial Center (CC) District for an auto body shop.
5. [86521](#) 5001, 5005, and 5013 Femrite Drive (District 16): Consideration of a demolition permit to demolish a storage building and two single-family residences.

## BUSINESS BY MEMBERS

## SECRETARY'S REPORT

### - Recent Common Council Actions

- ID 83924 - 709 Northport Drive - Rezoning from SR-C1 to TR-U1 for future multi-building residential and institutional development - Adopted by the Common Council on January 28, 2025 subject to the Plan Commission recommendation
- ID 86288 - Amending Section 28.022(3)(a) of the Zoning Code to facilitate the incorporation of additional floodplain maps - Adopted by the Common Council on January 28, 2025 subject to the Plan Commission recommendation

- ID 86415 - 6021 Old Middleton Road - Certified Survey Map to create two lots - Adopted by the Common Council on January 28, 2025 subject to the Plan Commission recommendation

**- Upcoming Matters – February 13, 2025 (Special Meeting)**

- Adopting amendments to the Plan Commission Policies and Procedure Manual

**- Upcoming Matters – February 17, 2025**

- ID 86737 - 940-1050 S High Point Road, 1051 S Pleasant View Road & 902 Landmark Trail - Revised Preliminary Plat of Hill Valley, creating 553 single-family lots, 228 lots for 114 two-family dwellings, 68 lots for townhouse units, four lots for future multi-family dwellings, one lot for future neighborhood commercial, one lot for future mixed-use development, two outlots to be dedicated for public park, five outlots to be dedicated for stormwater management, two outlots for private alleys, two outlots for private open space, and four outlots for future development

- ID 86738 - 1050 S High Point Road & 1051 S Pleasant View Road - Final Plat of Hill Valley, creating 48 single-family lots, one outlot to be dedicated for public park, and four outlots to be dedicated for stormwater management

- 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

- 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

- ID 86728 - 623 N Lake Street - Conditional Use - Re-approve mixed-use building (fraternity and apartments) as 22-unit apartment building

- ID 86729- 2530 Dahle Street - Demolition Permit - Demolish single-family residence

- ID 86730 - 6111 Femrite Drive - Demolition Permit - Demolish two-family residence

- ID 86731 - 6213 Countryside Lane - Demolition Permit - Demolish single-family residence

**- Upcoming Matters – March 3, 2025**

- ID 86523 - 3915 Lien Road - Conditional Use - Construct coffee shop with drive-thru window in Urban Design District 5

- ID 86732 & 86733 - 77 Sirloin Strip - Demolition Permit, Rezoning from TR-V2 to TR-U1 and Conditional Use - Demolish restaurant-tavern to construct a six-story, 74-unit apartment building

- ID 86734 - 922-926 N Fair Oaks Avenue - Demolition Permit and Rezoning from TR-C1 to CC-T - Demolish two single-family residences and rezone for future multi-family redevelopment

- ID 86735 - 3222-3238 E Washington Avenue and 3229 Ridgeway Avenue - Demolition Permit and Rezoning from TR-C1 and TR-C4 to TR-U2 - Demolish three single-family residences and rezone for future multi-family/ mixed-use redevelopment

- ID 86736 - 6303 Portage Road & 4821 Hoepker Road - Rezoning from Temp. A to TR-P and A and Preliminary Plat of LEO Living, creating two lots in TR-P for future residential development and two lots/outlots in A zoning for future development

- ID 86804 - Zoning Text Amendment - Creating Chapter 21 of the Madison General Ordinances related to Zoning Floodplain Regulations and Maps

- ID 86807 - Zoning Text Amendment - Amending various sections within MGO Chapter 28 (Zoning Code) to remove floodplain references

- ID TBD - 321 Russell Street - Rezoning from PD to TSS to correct a zoning map error

- ID 86857 - 1240 Sherman Avenue - Conditional Use - Demolish and reconstruct

detached garage and construct additional accessory building on a lakefront parcel  
- ID 86860 - Adjacent to 3111 Burke Road - Extraterritorial Certified Survey Map to create  
one lot in the Town of Sun Prairie

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.

## **ANNOUNCEMENTS**

## **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.