



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Agenda - Amended 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 28, 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: 828 2509 1525

****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 ntwv, cov ntaub ntwv 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 'Invitation to Smart Growth"s Program about the Housing Development Process and Financing'

DISCLOSURES AND RECUSALS

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

MINUTES OF THE APRIL 7, 2025 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1235148&GUID=53198787-080A-4425-B17B-107DA90B4243](https://madison.legistar.com/View.ashx?M=M&ID=1235148&GUID=53198787-080A-4425-B17B-107DA90B4243)

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, May 12, 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.

PUBLIC HEARINGS

Development-Related Requests

2. [87597](#) Creating Section 28.022-00709 of the Madison General Ordinances to change the zoning of property generally located at 149 Wisteria Street from SR-C2 (Suburban Residential-Consistent 2) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 9)

3. [87630](#) 722 Moorland Road (District 14): Consideration of a conditional use in the Suburban Residential-Consistent 3 (SR-C3) District for a housing cooperative.
4. [87633](#) 1522 Waunona Way (District 14): Consideration of a conditional use to construct a single-family residence on a lakefront parcel.
5. [87634](#) 2927 E Washington Avenue (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional District (CC-T) District for amplified sound in an outdoor eating area for a tasting room.
6. [87636](#) 8216 Watts Road (District 1): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to amend the zoning text to remove the prohibition of outdoor amplified sound and add conditional uses; consideration of a conditional use in the Planned Development (PD) District for a restaurant-nightclub; and consideration of a conditional use in the PD District for amplified sound in an outdoor eating area, all to allow a winery to be converted into a restaurant-nightclub with amplified sound in an existing outdoor eating area.
7. [87720](#) 2604 Waunona Way (District 14): Consideration of a demolition permit to demolish a single-family residence.

Note: Items 8 and 9 should be referred to May 12, 2025 pending a recommendation by the Urban Design Commission on Item *9* (ID 87598)

8. [87470](#) 345 W Main Street (District 4): Consideration of a demolition permit to demolish a 44-unit assisted living facility.
9. [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: Item 10 should be referred to May 19, 2025 at the request of the applicant

10. [83269](#) 709-711 E Johnson Street (District 6): Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for an outdoor eating area open past 9:00 p.m.

Land Divisions

11. [87655](#) 4313 Buckley Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create one residential lot.
12. [87656](#) 6059 Portage Road, Town of Burke: Consideration of a Certified Survey Map

within the City's Extraterritorial Jurisdiction to create three residential lots.

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

SECRETARY'S REPORT

- Recent Common Council Actions

- ID 87450 - Amending various sections of MGO Chapter 28 related to lodging to allow hotel and motel rentals of thirty days or more - Adopted on April 15, 2025 subject to the Plan Commission recommendation
- ID 87472 - 1050 S High Point Road and 1051 S Pleasant View Road - Final Plat of First Addition to Hill Valley - Adopted on April 15, 2025 subject to the Plan Commission recommendation

- Upcoming Matters – May 12, 2025

- Plan Commission Appointee to Joint Campus Area Committee (JCAC)
- ID 87483 - Elected and Appointed Official Code of Conduct
- ID 87841 & 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 87842 - 3821 Nakoma Road - Rezoning existing mixed-use building from PD to LMX
- ID 87843 - 910 W Wingra Drive and 1347 Fish Hatchery Road - Rezoning 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
- ID 87799 - 901 E Washington Avenue - Conditional Use - Convert restaurant-tavern into a restaurant-nightclub

- Upcoming Matters – May 19, 2025

- 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

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.