



# 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, May 19, 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>
- Television: Watch live on Charter Digital 994 and AT&T U-Verse 99
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 842 9769 7551

**\*\*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

## DISCLOSURES AND RECUSALS

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

## MINUTES OF THE MAY 12, 2025 REGULAR MEETING

<https://madison.legistar.com/View.ashx?M=M&ID=1235177&GUID=5B3C0A05-B4A1-4335-A598-0EE08C2B99C5>

## SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, June 9, 23 and July 7, 28, 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. [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.

3. [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.

#### Land Division

4. [87880](#) 3895 and 3897 Vilas Hope Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to reconfigure two existing lots

### MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

#### SECRETARY'S REPORT

##### - Upcoming Matters – June 9, 2025

- ID 88325 & 87881 - 3535-3553 University Ave. and 733-737 N Meadow Lane - Rezoning 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 sq. ft. 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

##### - Upcoming Matters – June 23, 2025

- 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 88203, 88204 & 88209 - 501 E Washington Avenue - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish office building to construct

seven-story, 223-unit apartment building on one lot in Urban Design Dist. 4  
- 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 TBD & 88206 - 6004 Commercial Avenue and 602-904 Reiner Road - Rezoning from A to TR-P and TR-U1 and Preliminary Plat of Reiland Grove, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for public park, four outlots for public stormwater management, one outlot for private park, one outlot for a private alley, and six outlots for future development  
- ID TBD - 1138 Williamson Street - Rezoning from TR-V1 to TSS for future mixed-use reuse of existing two-story building

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.