



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, March 2, 2026

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: 813 3731 3681

****Note** Quorum of the Common Council may be in attendance at this meeting.**

Interpretation and Accessibility

Contact us at the phone number or email below to request interpretation, translation or a disability-related accommodation at no cost to you.

Contáctenos al teléfono o correo electrónico listado abajo para solicitar interpretación, traducción o una adaptación especial relacionada con

alguna discapacidad sin costo para usted.

如需口譯、筆譯或殘疾相關的便利服務，請通過以下電話或郵件與我們聯系，相關服務均免費提供

Hu rau peb ntawm tus xov tooj los sis email hauv qab no yog tias koj xav tau kev txhais lus, kev txhais ntawv, los sis kev pab cuam cuam tshuam txog tsis taus. Cov kev pab no yog pub dawb rau koj.

608-266-4635

pccomments@cityofmadison.com

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 February 16, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?](https://madison.legistar.com/View.ashx?M=M&ID=1347450&GUID=281F8981-3A19-46E5-BADB-BBF2E2F37423)

M=M&ID=1347450&GUID=281F8981-3A19-46E5-BADB-BBF2E2F37423

Schedule of Meetings

Regular Meetings:

- Monday, March 16 and April 13, 27, 2026 at 5:30 p.m. (Virtual)

Special Meeting:

- Tuesday, March 31, 2026 at 5:00 p.m. (Room 206, 215 Martin Luther King, Jr. Blvd. (Madison Municipal Building))

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 architecture 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. [92008](#) Authorizing the City's execution of a Maintenance Agreement with 121-123 East Main Street Limited Partnership for patio improvements located in the E. Main Street right-of-way adjacent to the property located at 121-123 E. Main Street, and the City's acceptance of ownership of the improvements in exchange for the ongoing maintenance of the improvements by the adjacent property owner or designee (District 4).

Public Hearings

Development-Related Requests

3. [91510](#) 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.
4. [91645](#) Approving the final plat of *Second Addition to Hill Valley* on land generally addressed as 1050 S High Point Road and 1051 S Pleasant View Road. (District 1)
5. [91646](#) 750 University Row (District 19): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to approve revised plans for a parking structure to serve an expanded medical clinic.
6. [91804](#) Creating Section 28.022-00746 of the Madison General Ordinances to change the zoning of property located at 2400 Darwin Road from IL (Industrial-Limited) District to AP (Airport) District. (District 18)

Note: Items 7 and 8 are related. The applicant has requested that Item 8 be referred to March 16, 2026 but requests that Item 7 be considered at this meeting.

7. [91513](#) SUBSTITUTE - Approving a Certified Survey Map of property owned by CAH CO Johnson, LLC and Hooper Corporation located at 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street (District 12).
8. [91511](#) 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street; Urban Design Dist. 4 (District 12): Consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Overlay District for outdoor recreation (pool) to serve a seven-story, 493-unit multi-family dwelling.

Note: Items 9-11 should be referred to March 16, 2026 pending a recommendation by the Urban Design Commission on Item 10.

9. [91459](#) 5534 Medical Circle - Consideration of a demolition permit to demolish a commercial building (District 19)
10. [91512](#) 5555 Odana Road and 5534 Medical Circle; Urban Design Dist. 3 (District 19): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for dwelling units in a mixed-use building with greater than 60 units; and consideration of a conditional use in the CC-T District for a building taller than five stories and 78 feet, all to allow construction of a six-story mixed-use building containing approximately 1,300 square feet of commercial space and 154 dwelling units adjacent to Odana Road and a five-story mixed-use building with 6,450 square feet of commercial space and 73 dwelling units adjacent to Medical Circle.
11. [91514](#) Approving a Certified Survey Map of property owned by BHP, LLC located at 5555 Odana Road and 5534 Medical Circle (District 19).

Note: Items 12-17 should be referred to March 16, 2026 pending a recommendation by the Urban Design Commission on Item 13.

12. [90916](#) Creating Section 28.022-00742 of the Madison General Ordinances to change the zoning of property located at 411 West Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District. (District 2)
13. [90614](#) 411-433 W Gilman Street (District 2): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building with greater than six (6) stories, and consideration of a conditional use in the UMX District for outdoor recreation, to allow construction of a fifteen-story mixed-use building with 2,550 square feet of commercial space and 260 multi-family units.
14. [91233](#) 411 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)

15. [91234](#) 415 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)
16. [91236](#) 433 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)
17. [90618](#) Approving a Certified Survey Map of property owned by LCD Acquisitions, LLC located at 411-433 W Gilman Street (District 2).

Note: Item 18 should be referred to April 13, 2026 at the request of the applicant.

18. [91647](#) 1010 Ann Street (District 14): Consideration of a conditional use in the Commercial Center (CC) District for a private parking facility in the Transit-Oriented Development (TOD) zoning overlay.

Member Announcements, Communications or Business Items

Secretary's Report

- Upcoming Matters – March 16, 2026

- ID 92007 & 91902 - 10201 Hazy Sky Parkway and 726 Sugar Maple Lane - Rezoning from Temp. A to TR-P and Certified Survey Map Referral - Create two lots and one outlot for public path purposes in TR-P zoning and dedicate Sugar Maple Lane right of way
- ID 91903 - 2302 Willard Avenue - Conditional Use for a home occupation in an accessory building

- Upcoming Matters – April 13, 2026

- ID 2066-2084 Helena Street - TBD, 91908 & 91912 - Rezoning from TE to TSS, Conditional Use, and Certified Survey Map Referral - Construct three-story, 61-unit multi-family dwelling on one lot following demolition of existing industrial buildings

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 91389, Registrants for 2026 Plan Commission Meetings.