



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, August 31, 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: 810 8054 0558

****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 August 10, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1347462&GUID=7E51684E-50ED-4622-9044-7294256D9EF0](https://madison.legistar.com/View.ashx?M=M&ID=1347462&GUID=7E51684E-50ED-4622-9044-7294256D9EF0)

Schedule of Meetings

Regular Meetings:

- Monday, October 5, 19, and November 16, 30, 2026 at 5:30 pm (Virtual)

Special Meeting:

- Tuesday, September 29, 2026 at 5:00 pm (Room 215, 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.

Public Hearings

Zoning Text Amendments

2. [94182](#) Amending sections of Chapter 28 of the Madison General Ordinances to remove maximum height limits and landscape requirements in the Airport District.

Development-Related Requests

3. [93276](#) 502 Pflaum Road (District 15): Consideration of a conditional use for the construction of a new building in a Campus-Institutional (CI) District without a campus master plan; Consideration of a conditional use for an increase of more than twenty (20) parking spaces that is also more than ten percent (10%) of the maximum parking requirement; and Consideration of a conditional use for nonresidential development immediately adjacent to the boundary of a City-owned public park - all to allow construction of a new Sennett Middle School building at 502 Pflaum Road.

4. [93829](#) 5606 Russett Road (District 10): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school, public or private; consideration of a conditional use in the SR-C1 District for a building or structure exceeding 10,000 square feet in floor area; consideration of a conditional use in the SR-C1 District for a non-residential building exceeding 35 feet in height; and consideration of a conditional use for an increase of more than twenty (20) parking spaces that is also more than ten percent (10%) of the maximum parking requirement, all to allow construction of a new public school building to replace the existing Akira Toki Middle School and Orchard Ridge Elementary School building.

5. [94135](#) 1050 Sherman Avenue (District 6): Consideration of a conditional use to construct an addition to a single-family residence on a lakefront parcel.

6. [94136](#) 302 Acewood Boulevard (District 3): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a daycare center to allow an adult daycare center.

7. [94158](#) 1409 Theresa Terrace (District 20): Consideration of a conditional use in the Suburban Residential-Consistent 3 (SR-C3) District for a daycare center to allow a childcare use to be added to the Theresa Terrace Neighborhood Center.

Note: Items 8 and 9 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.

8. [94183](#) Creating Section 28.022-00759 of the Madison General Ordinances to change the zoning of property located at 8302 McDowell Drive at the northeastern corner of Mid Town Road and S Pleasant View Road from Temp. A (Agricultural) District to TR-U2 (Traditional Residential-Urban 2) District, and creating Section 28.022-00760 of the Madison General Ordinances to change the zoning of property located at 8302 McDowell Drive from Temp. A (Agricultural) District to CC-T (Commercial Corridor-Transitional) District. (District 1)

9. [93831](#) Approving the preliminary plat and final plat of *Hawks Nest* on land generally addressed as 8302 McDowell Drive and located at the northeastern corner of Mid Town Road and S Pleasant View Road (District 1).

Note: Items 10 and 11 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.

10. [94184](#) Creating Section 28.022-00757 of the Madison General Ordinances to change the zoning of property located at 1001 Wisconsin Place from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00758 to approve a Specific Implementation Plan. (District 2)
11. [93828](#) 1001 Wisconsin Place (District 2): Consideration of an alteration to an approved conditional use for lakefront development to allow modifications to and expansion of the Edgewater Hotel, and consideration of a conditional use in the PD (Planned Development) District for the Edgewater Hotel for an outdoor eating area for a restaurant on the 15th floor.

Member Announcements, Communications or Business Items

Secretary's Report

- Upcoming Matters – October 5, 2026

- ID TBD - 1051-1053 Williamson Street - Amended PD(GDP-SIP) - Amend General Development Plan and Specific Implementation Plan to convert an existing building into a restaurant and hotel
- ID 93871- 222 E Olin Avenue - Demolition Referral - Demolish two-story former restaurant found to have historic value
- ID 94315 - 845 Vilas Avenue - Demolition Referral - Demolish former Water Utility Well No.3 found to have historic value

The Plan Commission may preview these projects online at <https://www.cityofmadison.com/dpced/planning/development/current-development-proposals/>

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.