



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, October 5, 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>

- 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: 845 3382 0878

****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

The Plan Commission should note the public comments 'Kauth comments_09-06-26' and 'Smiley Comments_10-01-26' attached to this file.

Disclosures and Recusals

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

Minutes of the August 31, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?](https://madison.legistar.com/View.ashx?M=M&ID=1347463&GUID=884B9DC4-3D48-40B2-A7EC-7A569FBFA99D)

M=M&ID=1347463&GUID=884B9DC4-3D48-40B2-A7EC-7A569FBFA99D

Schedule of Meetings

Regular Meetings:

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

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.

New Business

2. [94777](#) Authorizing the Planning Division to lead the preparation of the Near West Area Plan and Adopting a Public Participation Plan (District 5, District 8, District 10, District 11, District 13, District 14)
3. [94799](#) Authorizing the Planning Division to lead the preparation of the North Area Plan and Adopting a Public Participation Plan (District 12 and District 18)

Public Hearings

Development-Related Requests

4. [94523](#) 6401 Cottage Grove Road (District 16): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a drive-through window for a coffee shop.
5. [94524](#) 9503 Elderberry Road/ 354 Bear Claw Way (District 9): Consideration of a major alteration to an approved conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 187-unit multi-family dwelling.
6. [94590](#) Creating Section 28.022-00817 of the Madison General Ordinances to change the zoning of property located at 1051-1053 Williamson Street from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00818 to approve a Specific Implementation Plan. (District 6)

Demolitions

7. [93871](#) 222 E Olin Avenue - Consideration of a demolition permit to demolish a commercial building (District 14)
8. [94315](#) 845 Vilas Avenue - Consideration of a demolition permit to demolish a commercial building. (District 13)

Member Announcements, Communications or Business Items

Secretary's Report

- Recent Common Council Actions

- ID 94184 & 93828 - 1001 Wisconsin Place - Amended PD(GDP-SIP) for the Edgewater Hotel to construct additions, etc. - Approved on September 8, 2026 subject to the Plan Commission recommendation
- ID 94183 & 93831 - 8302 McDowell Drive - Rezoning from Temp. A to TR-U2 and CC-T, Preliminary Plat, and Final Plat of Hawks Nest, creating six lots for future development in TR-U2 zoning, three lots for future development in CC-T zoning, and one outlot for stormwater management - Approved on September 8, 2026 subject to the Plan Commission recommendations
- ID 94182 - Amending sections of Chapter 28 of Madison General Ordinances to remove maximum height limits and landscape requirements in the Airport (AP) District.- Approved on September 8, 2026 subject to the Plan Commission recommendation

- Upcoming Matters – October 19, 2026

- Residential PD Rezoning Project
- ID 94182 & 94527 - 122 State Street - Rezoning from PD to PD and Certified Survey Map Referral - Approve new Planned Development to allow existing six-story commercial building to be converted into seven-story mixed-use building w/ 1,375 square feet of commercial space and 34 multi-family dwelling units, with one lot CSM
- ID 94813, 94525 & 94528 - 301 S Westfield Road - Rezoning from SE to CC-T, Conditional Use and Certified Survey Map Referral - Create three lots in CC-T zoning to develop a five-story mixed-use building w/ 1970 sq ft of commercial space, 257 multi-family dwellings, and pool on south side of a new street and a residential building complex on north side containing five-story, 138-unit and five-story, 183-unit multi-family dwellings
- ID 94814 - 6302 Driscoll Drive - Amended PD(GDP-SIP) to allow a four-unit dwelling to be constructed as two (2) two-family dwelling twin homes
- ID 94815 - 279 Junction Road - Rezoning from PD to SE to facilitate conversion of former restaurant into financial institution
- ID 94811 - 5015-5025 Sheboygan Avenue - Amended PD(GDP-SIP) to construct a one-story, 10,700 square-foot clubhouse for Monticello Apartments
- ID 94732 - 1032 Sherman Avenue - Conditional Use - Construct detached garage on lakefront parcel
- ID 94733 - 1053 Rutledge Street - Conditional Use - Construct addition to a single-family residence on a lakefront parcel

- Upcoming Matters – November 16, 2026

- ID 94928 & TBD - 34 Fairgrounds Drive - Alliant Energy Center Campus Master Plan and rezoning two areas of the campus from PR to RMX for future development in RMX zoning; the remainder of the campus will remain in PR zoning
- 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.