



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 19, 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: 899 8751 2688

****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 'Wagner Comments_10-05-26', 'Baumann Comments_10-11-26', and 'Keenan Comments_10-11-26' 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 September 29, 2026 Special Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1361239&GUID=D50CDCEA-15E0-404A-8509-FC669D15BBFB](https://madison.legistar.com/View.ashx?M=M&ID=1361239&GUID=D50CDCEA-15E0-404A-8509-FC669D15BBFB)

Minutes of the October 5, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1347464&GUID=D0D8B993-98F8-4072-AE29-C87F1ACB39F3](https://madison.legistar.com/View.ashx?M=M&ID=1347464&GUID=D0D8B993-98F8-4072-AE29-C87F1ACB39F3)

Schedule of Meetings

Regular Meetings:
- Monday, November 16, 30 and December 14, 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. [95055](#) Authorizing the release of a deed restriction regarding the property located at 845 Vilas Avenue (District 13).

Public Hearings

Development-Related Requests

3. [94732](#) 1032 Sherman Avenue (District 6): Consideration of a conditional use to construct a detached garage for a single-family residence on a lakefront parcel.
4. [94811](#) Creating Section 28.022-00820 of the Madison General Ordinances to change the zoning of property located at 5025 Sheboygan Avenue from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00821 to approve a Specific Implementation Plan. (District 11)
5. [94814](#) Creating Section 28.022-00825 of the Madison General Ordinances to change the zoning of property located at 6302 Driscoll Drive from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00826 to approve a Specific Implementation Plan. (District 3)
6. [94815](#) Creating Section 28.022-00827 of the Madison General Ordinances to change the zoning of property located at 279 Junction Road from PD (Planned Development) District to SE (Suburban Employment) District. (District 9)

Note: Items 7-9 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.

7. [94813](#) Creating Section 28.022-00824 of the Madison General Ordinances to change the zoning of property located at 301 South Westfield Road from SE (Suburban Employment) District to CC-T (Commercial Corridor-Transitional) District. (District 9)
8. [94525](#) 301 S Westfield Road (District 9): Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional District (CC-T) and Transit-Oriented Development (TOD) Overlay District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner; consideration of a conditional use in the CC-T District for dwelling units in a mixed-use building with greater than 100 units, and; consideration of a conditional use in the CC-T District for outdoor recreation, all to allow construction of a five-story mixed-use building containing approximately 1,960 square feet of commercial space and 257 dwelling units on Lot 1 of a proposed Certified Survey Map (CSM); and; consideration of a conditional use in the CC-T District for multi-family dwellings with greater than 36 units, and consideration of a conditional use in the CC-T District for a residential building complex, all to allow construction of a residential building complex containing a five-story, 138-unit multi-family dwelling on Lot 2 of the proposed CSM, and a five-story,

183-unit multi-family dwelling on Lot 3.

9. [94528](#) Approving a Certified Survey Map of property owned by RFA Asset Management located at 301 S Westfield Road (District 9)

Note: Item 10 should be referred to November 16, 2026 at the request of the applicant.

10. [94733](#) 1053 Rutledge Street (District 6): Consideration of a conditional use to construct an addition to a single-family residence on a lakefront parcel.

Note: Items 11 and 12 should be referred to November 16, 2026 at the request of the applicant.

11. [94812](#) Creating Section 28.022-00822 of the Madison General Ordinances to change the zoning of property located at 122 State Street from PD (Planned Development) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00823 to approve a Specific Implementation Plan. (District 4)

12. [94527](#) Approving a Certified Survey Map of property owned by Cox Rentals, LLC located at 122 State Street (District 4)

Planned Development Zoning Map Amendments

The City of Madison has initiated the rezoning of development-specific Planned Development zoning districts (PDs) into conventional, non-PD zoning districts. The properties and areas to be rezoned are primarily developed with single- and two-family residences. The conventional, non-PD zoning districts proposed primarily allow single- and two-family dwellings. The following ordinances include one or more maps rezoning properties zoned PD to conventional, non-PD districts and are grouped by alder district. Each map includes an attached list of properties within the mapped area that are proposed for conventional zoning.

#13: The following ordinance proposes to rezone the following properties or areas in District 1 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district:

- Map Area AD_1_1 - Valley Ridge subdivision (west of S High Point Road)
- Map Area AD_1_2 - Properties located along Silicon Prairie Parkway in the Cardinal Glenn subdivision
- Map Area AD_1_3 - Properties located on Starr Grass Drive and Blakton Road in Midtown Commons
- Map Area AD_1_4 - 8118-8120 Broadmoor Street
- Map Area AD_1_5 - Properties located along Starr Grass Drive, Broadmoor Street, and Waldorf Boulevard in Midtown Commons
- Map Area AD_1_6 - Newberry Heights subdivision

13. [94538](#) Creating Section 28.022-00761 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_1_1" from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00762 of the Madison General Ordinances to change the zoning of property generally located on Map Area

“AD_1_2” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00763 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_1_3” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00764 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_1_4” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00765 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_1_5” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00766 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_1_6” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 1)

#14: The following ordinance proposes to rezone various properties or areas located throughout the Grandview Commons subdivision in District 3 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district.

14. [94539](#) Creating Section 28.022-00767 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_3_1” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00768 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_3_2” from PD (Planned Development) District to SR-C1 (Suburban Residential-Consistent 1) District, and creating Section 28.022-00769 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_3_3” from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District, and creating Section 28.022-00770 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_3_4” from PD (Planned Development) District to CN (Conservancy) District. (District 3)

#15: The following ordinance rezones properties located at 1815 and 1819 Summit Avenue in District 5 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district.

15. [94540](#) Creating Section 28.022-00771 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_5_1” from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District. (District 5)

#16: The following ordinance proposes to rezone the following properties or areas in District 6 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district:

- Map Area AD_6_1 - 1045 and 1047 E Wilson Street
- Map Area AD_6_2 - 414 S Dickinson Street
- Map Area AD_6_3 - 304 and 306 S Baldwin Street
- Map Area AD_6_4 - 1310 Jenifer Street
- Map Area AD_6_5 - 308 S Baldwin Street & 1246 Williamson Street

16. [94541](#) Creating Section 28.022-00772 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_6_1” from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District, and creating Section 28.022-00773 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_6_2” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00774 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_6_3” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00775 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_6_4” from PD (Planned Development) District to TR-C4 (Traditional Residential-Consistent 4) District, and creating Section 28.022-00776 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_6_5” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 6)

#17: The following ordinance proposes to rezone the following properties or areas in District 7 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district:

- Map Area AD_7_1 - Daniel Addition to Sandstone Ridge subdivision
- Map Area AD_7_2 - Aaron Addition to Westhaven Trails subdivision
- Map Area AD_7_3 - 6301 and 6305 Waterford Road, 2 Waterford Court, and 3102 Manchester Road
- Map Area AD_7_4 - Westhaven Trails subdivision
- Map Area AD_7_5 - Properties located on private courts along Manchester Road and Basalt Lane in the Sandstone Ridge subdivision
- Map Area AD_7_6 - Properties located on Doral Circle, Pizarro Circle, Beihoffer Court, Phoenix Court, and Ulrich Terrace in the Daniel Addition to Sandstone Ridge subdivision
- Map Area AD_7_7 - Sandstone Ridge subdivision

17. [94542](#) Creating Section 28.022-00777 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_7_1” from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District, and creating Section 28.022-00778 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_7_2” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00779 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_7_3” from PD (Planned Development) District to SR-C3 (Suburban Residential-Consistent 3) District, and creating Section 28.022-00780 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_7_4” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00781 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_7_5” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00782 of the Madison General Ordinances to change the zoning of property generally

located on Map Area "AD_7_6" from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00783 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_7_7" from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District. (District 7)

#18: The following ordinance proposes to rezone the following properties or areas in District 9 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district:

- Map Area AD_9_1 - Walnut Grove subdivision
- Map Area AD_9_2 - First Addition to Junction Ridge subdivision
- Map Area AD_9_3 - Oakbridge subdivision
- Map Area AD_9_4 - First Addition to Junction Ridge subdivision

18. [94543](#) Creating Section 28.022-00784 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_9_1" from PD (Planned Development) District to SR-C3 (Suburban Residential-Consistent 3) District, and creating Section 28.022-00785 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_9_2" from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00786 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_9_3" from PD (Planned Development) District to TR-C1 (Traditional Residential-Consistent 1) District, and creating Section 28.022-00787 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_9_4" from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 9)

#19: The following ordinance proposes to rezone properties in the Fairfield Bluff subdivision in District 12 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district.

19. [94545](#) Creating Section 28.022-00789 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_12_1" from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District. (District 12)

#20: The following ordinance proposes to rezone properties in District 13 located at 1201, 1205, and 1209 Mound Street and 208 S Charter Street from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district.

20. [94546](#) Creating Section 28.022-00790 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_13_1" from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 13)

#21: The following ordinance proposes to rezone the following properties or areas in District 14 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district:

- Map Area AD_14_1 - Donald Addition to Indian Springs subdivision
- Map Area AD_14_2 - Country Ridge subdivision
- Map Area AD_14_3 - Jill Addition to Indian Springs subdivision
- Map Area AD_14_4 - Donald Addition to Indian Springs subdivision
- Map Area AD_14_5 - Country Ridge subdivision

21. [94547](#) Creating Section 28.022-00791 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_14_1” from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District, and creating Section 28.022-00792 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_14_2” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00793 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_14_3” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00794 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_14_4” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00795 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_14_5” from PD (Planned Development) District to TR-C1 (Traditional Residential-Consistent 1) District. (District 14)

#22: The following ordinance proposes to rezone properties in District 15 located at 501, 505, and 509 Jacobson Avenue from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district.

22. [94548](#) Creating Section 28.022-00796 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_15_1” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 15)

#23: The following ordinance proposes to rezone the following properties or areas in District 16 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district:

- Map Area AD_16_1 - Door Creek subdivision
- Map Area AD_16_2 - Reston Heights subdivision
- Map Area AD_16_3 - Lost Creek subdivision
- Map Area AD_16_4 - The Meadowlands subdivision
- Map Area AD_16_5 - Door Creek subdivision
- Map Area AD_16_6 - Reston Heights subdivision

23. [94549](#) Creating Section 28.022-00797 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_16_1” from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District, and creating Section 28.022-00798 of the Madison General Ordinances to change the zoning of property generally located on Map Area

“AD_16_2” from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District, and creating Section 28.022-00799 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_16_3” from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District, and creating Section 28.022-00800 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_16_4” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00801 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_16_5” from PD (Planned Development) District to SR-C1 (Suburban Residential-Consistent 1) District, and creating Section 28.022-00802 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_16_6” from PD (Planned Development) District to CN (Conservancy) District. (District 16)

#24: The following ordinance proposes to rezone the following properties or areas in District 17 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district:

- Map Area AD_17_1 - Ridgewood The Glacier Addition subdivision
- Map Area AD_17_2 - Ridgewood The Drumlin Addition subdivision
- Map Area AD_17_3 - 1342 Glacier Hill Drive
- Map Area AD_17_4 - Southridge Court in part of the Ridgewood The Drumlin Addition subdivision

24. [94550](#) Creating Section 28.022-00803 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_17_1” from PD (Planned Development) District to TR-C2 (Traditional Residential-Consistent 2) District, and creating Section 28.022-00804 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_17_2” from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00805 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_17_3” from PD (Planned Development) District to SR-C2 (Suburban Residential-Consistent 2) District, and creating Section 28.022-00806 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_17_4” from PD (Planned Development) District to SR-C1 (Suburban Residential-Consistent 1) District. (District 17)

#25: The following ordinance proposes to rezone the following properties or areas in District 18 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district:

- Map Area AD_18_1 - 1509, 1513, 1517, and 1521 Burning Wood Way
- Map Area AD_18_2 - Northport Commons subdivision

25. [94551](#) Creating Section 28.022-00807 of the Madison General Ordinances to change the zoning of property generally located on Map Area “AD_18_1” from PD (Planned Development) District to SR-C1 (Suburban Residential-Consistent 1) District, and creating Section 28.022-00808 of the Madison General Ordinances to change the zoning of property generally located on Map Area

"AD_18_2" from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 18)

#26: The following ordinance proposes to rezone the following properties or areas in District 19 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district:

- Map Area AD_19_1 - Wexford Village subdivision
- Map Area AD_19_2 - Rough Lee Court - First Addition to Rough Lee Park subdivision
- Map Area AD_19_3 - Sticker's Pond

26. [94552](#) Creating Section 28.022-00809 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_19_1" from PD (Planned Development) District to SR-C3 (Suburban Residential-Consistent 3) District, and creating Section 28.022-00810 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_19_2" from PD (Planned Development) District to SR-C2 (Suburban Residential-Consistent 2) District, and creating Section 28.022-00811 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_19_3" from PD (Planned Development) District to CN (Conservancy) District. (District 19)

#27: The following ordinance proposes to rezone the following properties or areas in District 20 from development-specific zoning (PD-Planned Development District) to a conventional, non-PD zoning district:

- Map Area AD_20_1 - Valley Ridge subdivision (east of S High Point Road)
- Map Area AD_20_2 - Highland Village subdivision and additions
- Map Area AD_20_3 - Valhalla Valley Addition to High Point Estates subdivision
- Map Area AD_20_4 - Park Ridge subdivision and additions
- Map Area AD_20_5 - White Oaks subdivision

27. [94553](#) Creating Section 28.022-00812 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_20_1" from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00813 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_20_2" from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00814 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_20_3" from PD (Planned Development) District to SR-C1 (Suburban Residential-Consistent 1) District, and creating Section 28.022-00815 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_20_4" from PD (Planned Development) District to TR-C3 (Traditional Residential-Consistent 3) District, and creating Section 28.022-00816 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_20_5" from PD (Planned Development) District to SR-C1 (Suburban Residential-Consistent 1) District. (District 20)

Note: Item 28 should be referred to November 16, 2026 to allow a Class 2 notice to be published for this rezoning.

28. [94544](#) Creating Section 28.022-00788 of the Madison General Ordinances to change the zoning of property generally located on Map Area "AD_11_1" from PD (Planned Development) District to TR-C1 (Traditional Residential-Consistent 1) District. (District 11)

Member Announcements, Communications or Business Items

Secretary's Report

- 2027 Urban Design Commission-Plan Commission Schedule

- Recent Common Council Actions

- ID 94590 - 1051-1053 Williamson Street - Amend General Development Plan and Specific Implementation Plan to convert an existing building into a restaurant and hotel
- Approved on October 6 subject to Plan Commission recommendation

- Upcoming Matters – November 16, 2026

- ID 94928 - Adopting the Alliant Energy Center Campus Master Plan
- ID 95074 - 34 Fairgrounds Drive - Rezoning two areas of the Alliant Energy Center campus from PR to RMX for future development
- ID 95144 - 702 N Midvale Boulevard - PD Alteration to revise zoning text regarding outdoor display in the Hilldale Shopping Center Planned Development
- ID 95145 - 4512 Heather Crest - Conditional Use for outdoor display area for Pottery Barn commercial tenant
- Update on the Madison Metropolitan School District "Building for the Future" Plan
- ID 95232 - 3202 Dairy Drive - Rezoning former mission camp from MC to IL consistent with the Southeast Area Plan
- ID 95233 - 905-925 S Whitney Way and 1001-1009 Gilbert Road - Rezoning two apartment complexes from SR-V2 to CC-T consistent with the Southwest Area Plan 6601 McKee Road
- ID 95234 - 3171-3197 Maple Grove Drive - Rezoning multi-tenant commercial center from PD to CC-T consistent with the Southwest Area Plan

- Upcoming Matters – November 30, 2026

- ID 95208 & 95150 - 4702 Sheboygan Avenue - Amended PD(GDP-SIP) & Certified Survey Map Referral - Amend General Development Plan and Specific Implementation Plan for Madison Yards at Hill Farms to construct a five-story, 102-unit multi-family dwelling on Block 1 following partial vacation of Sheboygan Avenue right of way
- ID 95146 & 95154 - 222-232 E Olin Avenue - Conditional Use & Certified Survey Map Referral - Construct seven-story mixed-use building with approximately 1,660 square feet of commercial space and 191 multi-family dwelling units on one lot
- ID 95149 - 2110 S Stoughton Road - Conditional Use - Convert commercial building with a retail business into auto body shop
- ID 95207 & 95155 - 3135 Meier Road - Rezoning from A to IL - Certified Survey Map Referral - Create one lot and one outlot for future development in IL zoning and create one outlot for future development in (existing) A 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.