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, November 16, 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: 890 0963 7376

****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 October 19, 2026 Regular Meeting

https://madison.legistar.com/View.ashx?M=M&ID=1347465&GUID=D3E5DE35-5A82-41B1-ABC1-17CC83DC0813

Schedule of Meetings

Regular Meetings:
- Monday, November 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.

Special Item of Business

2. **93440** Madison Metropolitan School District - Building for the Future Plan

New Business

3. **95248** Authorizing the Mayor and City Clerk to enter into a Detachment Attachment Agreement with the Town of Burke and the Owners of Town parcels located at 4792, 4806, and 4814 Felland Road.

Public Hearings

Development-Related Requests

4. 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 5 and 6 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.

5. 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)

6. 94527 Approving a Certified Survey Map of property owned by Cox Rentals, LLC located at 122 State Street (District 4)

Note: Items 7 and 8 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. 95144 702 N Midvale Boulevard (District 11): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to amend the zoning text for the Hilldale Shopping Center PD Planned Development regarding outdoor display

8. 95145 4512 Heather Crest (part of 702 N Midvale Blvd.) (District 11): Consideration of a conditional use in the PD (Planned Development) District for Hilldale Shopping Center for outdoor display for a retail tenant space (Pottery Barn).

Alliant Energy Center-Related Items

Note: Items 9 and 10 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.

9. 94928 Adopting the Alliant Energy Center Campus Master Plan

10. 95074 Creating Sections 28.022-00828 and 28.022-00829 of the Madison General Ordinances to change the zoning of property generally addressed as 34 Fairgrounds Drive from PR (Parks & Recreation) District to RMX (Regional Mixed-Use) District. (District 14)

City-Initiated Zoning Map Amendments

The following three rezoning requests (Items 11-13) were initiated by the City to implement specific zoning recommendations in adopted area plans. A detailed analysis of each request is attached to the respective legislative file.

11. **95232** Creating Section 28.022-00833 of the Madison General Ordinances to change the zoning of property located at 3202 Dairy Drive from MC (Mission Camp) District to IL (Industrial-Limited) District consistent with the Southeast Area Plan. (District 16)

12. **95233** Creating Section 28.022-00834 of the Madison General Ordinances to change the zoning of property located at 905-925 South Whitney Way and 1001-1009 Gilbert Road from SR-V2 (Suburban Residential-Varied 2) District to CC-T (Commercial Corridor-Transitional) District consistent with the Southwest Area Plan. (District 10)

13. **95234** Creating Section 28.022-00835 of the Madison General Ordinances to change the zoning of property located at 6601 McKee Road and 3171-3197 Maple Grove Drive from PD (Planned Development) District to CC-T (Commercial Corridor-Transitional) consistent with the Southwest Area Plan. (District 7)

Planned Development Zoning Map Amendment

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 ordinance rezones a single-family detached dwelling at 502 Wynnwood Way and a two-family dwelling twin home at 5203 Old Middleton Road from PD (Planned Development) District to TR-C1 (Traditional Residential-Consistent 1) District, as shown on Map Area “AD_11_1”.

14. **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

- Recent Common Council Actions

- ID 94811 - 5015-5025 Sheboygan Avenue - Amended PD(GDP-SIP) to construct a one-story, 10,700 square-foot clubhouse - Approved on October 20, 2026 subject to Plan Commission recommendation
- ID 94813 & 94528 - 301 S Westfield Road - Rezoning from SE to CC-T and Certified Survey Map Referral - Create three lots in CC-T zoning for residential/ mixed-use

redevelopment with new public street - Approved on October 20, 2026 subject to Plan Commission recommendations
- ID 94814 - 6302 Driscoll Drive - Amended PD(GDP-SIP) to construct two (2) two-family dwelling twin homes - Approved on October 20, 2026 subject to Plan Commission recommendation
- ID 94815 - 279 Junction Road - Rezoning from PD to SE - Approved on October 20, 2026 subject to Plan Commission recommendation
- Zoning Map Amendments in Alder Districts 1, 3, 5, 6, 7, 9, 12, 13, 14, 15, 16, 17, 18, 19, and 20 to rezone Planned Development zoning districts to conventional (non-PD) zoning districts - Approved on October 20, 2026 subject to Plan Commission recommendations
- North Area Plan and Near West Area Plan Authorization and Public Participation Plan Approval - Approved on October 20, 2026 subject to October 5 Plan Commission recommendations

- Upcoming Matters – November 30, 2026

- ID 95208 & 95150 - 4702 Sheboygan Avenue - Amended PD(GDP-SIP) and 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 and 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 95207, 95318 & 95155 - 3135 Meier Road - Rezoning from A to IL, Preliminary Plat, and 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 by initial CSM, with two additional lots for industrial development and an outlot by future land division
- ID 95317 - 2509 McDivitt Road - Conditional Use - Allow day care center and community center uses in existing building
- ID 95325 - 829 Edgewood College Drive - Conditional Use - Construct one-story, 13,500 square-foot addition to Edgewood Campus School
- ID 95326 - 1917 Lake Point Drive & 5330 Hoboken Road - Conditional Use - Construct two-story, 36,800 square-foot community center with child daycare following demolition of existing community center
- ID 95327 - 1010 Ann Street - Conditional Use - Re-establish auto repair station in existing building

- Upcoming Matters – December 14, 2026

- ID 95149 - 2110 S Stoughton Road - Conditional Use - Convert commercial building with a retail business into auto body shop
- ID 95349 - 5501 University Avenue - Conditional Use - Construct five-story mixed-use building containing a place of worship and 45 multi-family dwelling units in Phase 1, with 66 dwelling units to be constructed in a Phase 2 addition following demolition of existing place of worship
- ID TBD & 95350 - 329 North Street - Rezoning from TR-C4 to TR-V2 and Conditional Use - Construct four-story mixed-use building containing a place of worship and 60 multi-family dwelling units following demolition of existing place of worship
- ID TBD - 115 N Mills Street - Amended CI District Master Plan for University of Wisconsin–Madison Campus Master Plan to allow future construction of an approximately 1000-bed dormitory
- ID TBD - 919 W Dayton Street - Amended CI District Master Plan for University of Wisconsin–Madison Campus Master Plan to allow future construction of an approximately 690-bed dormitory
- ID 95466 - 1001-1025 Felland Road - Final Plat of First Addition to Reiland Grove, creating 101 residential lots, one outlot for public parkland, and one outlot for future

development
- ID 95467 - 901 S Gammon Road - Conditional Use - Allow food truck in parking lot of gas station/ convenience store
- ID 95519 - 3127-3165 E Washington Avenue - Rezoning properties from TE to CC-T consistent with the Northeast Area Plan
- ID 95520 - 1911-2145 Bartillon Drive, 3700 Kinsman Blvd, 2117-2149 N Stoughton Road - Rezoning properties from CC to IL consistent with the Northeast Area Plan
- ID 95521 - 5001-5201 Commercial Avenue - Rezoning properties from A and SR-C1 to NMX consistent with the Northeast Area Plan
- ID 95522 - 5301 Commercial Avenue - Rezoning property from SR-C1 to TE consistent with the Northeast Area Plan

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.