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 30, 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: 898 3580 4452

****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 November 16, 2026 Regular Meeting

https://madison.legistar.com/View.ashx?M=M&ID=1347466&GUID=175609C3-782B-4F6A-90A8-6C23589BFE1D

Schedule of Meetings

Regular Meetings:
- Monday, December 14, 2026 and January 11, 2027 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.

Public Hearings

Development-Related Requests

2. 95317 2509 McDivitt Road (District 10): Consideration of a conditional use in the Suburban Residential-Consistent 3 (SR-C3) District for a community center, and consideration of a conditional use in the SR-C3 District for a daycare center, to allow for an existing building to be converted into a community center with child daycare facility.

3. 95325 829 Edgewood College Drive (District 13): Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for an addition to an existing building that exceeds 4,000 square feet in floor area to allow construction of an addition to Edgewood Campus School, and consideration of a conditional use in the CI District for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building, to allow construction of a playground adjacent to the school.

4. 95326 1917 Lake Point Road, 5330 Hoboken Road, and 1918 West Broadway (District 14): Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a recreational, community, or neighborhood center; consideration of a conditional use in the TR-U1 District for a building or structure exceeding 10,000 square feet in floor area; and consideration of a conditional use in the TR-U1 District for a daycare center, to allow construction of a two-story, 36,800 square-foot neighborhood center with child daycare facility.

5. 95327 1010 Ann Street (District 14): Consideration of a conditional use in the Commercial Center (CC) District for an auto repair station in the Transit-Oriented Development (TOD) zoning overlay.

Note: Items 6 and 7 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.

6. 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

7. 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).

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. 95146 222-232 E Olin Avenue (District 14): Consideration of a conditional use in the Traditional Employment (TE) zoning district for dwelling units in a mixed-use building, and consideration of a conditional use in the TE District for a building taller than five stories and 68 feet in height, all to allow construction of a seven-story mixed-use building containing approximately 1,660 square feet of commercial space and 191 dwelling units.

9. 95154 Approving a Certified Survey Map of property owned by Olin Nolen, LLC located at 222-232 E Olin Avenue (District 14).

Note: Items 10-12 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. **95207** Creating Section 28.022-00830 of the Madison General Ordinances to change the zoning of property located at 3135 Meier Road from A (Agricultural) District to IL (Industrial-Limited) District. (District 16)

11. **95318** Approving the preliminary plat of property addressed as 3135 Meier Road (District 16).

12. **95155** Approving a Certified Survey Map of property owned by 12 X 12 Partners, LLC located at 3135 Meier Road (District 16).

Note: Items 13 and 14 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.

13. **95208** Creating Section 28.022-00831 of the Madison General Ordinances to change the zoning of property located at 4702 Sheboygan Avenue from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00832 to approve a Specific Implementation Plan. (District 11)

14. **95150** Approving a Certified Survey Map of property owned by Madison Yards Block 1 Condominium Association, Inc. located at 4702 Sheboygan Avenue (District 11).

Zoning Text Amendment

Note: Item 15 is the zoning text amendment to define and regulate data centers in the Zoning Code and to repeal the moratorium on data centers, which is scheduled to expire on January 24, 2027 (12 months from the effective date of the ordinance adopting the moratorium).

At the November 30, 2026 meeting, staff intends to present the proposed ordinance to the Plan Commission. Following the presentation, the Plan Commission may hear testimony from the public, ask questions, and provide feedback to staff. The Plan Commission is not required to take action, and is instead requested to conclude by referring the text amendment to its January 11, 2017 meeting to allow review by the Business and Economic Resources Committee on December 16, 2026 and the Sustainable Madison Committee on December 21, 2026. The Common Council is scheduled to consider the text amendment at its January 12, 2027 meeting.

15. **95701** Amending several sections of Chapter 28 of the Madison General Ordinances related to the definition of data centers and the regulation of data centers under 75,000 square feet in floor area to be an allowable use in a limited number of non-residential zoning districts and repealing Section 28.140 of the Madison General Ordinances, the temporary data center moratorium.

Member Announcements, Communications or Business Items

Secretary's Report

- Annual Statement of Interest Forms

** Note: The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms are due on January 5, 2027. Members may complete the form electronically at https://www.cityofmadison.com/mayor/committees/statementofinterests/.

- 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 95681 & 95350 - 329 North Street - Rezoning from TR-C4 to TR-V2 & 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 95682 - 919 W Dayton Street - Amended CI District Master Plan for University of Wisconsin–Madison Campus to allow future construction of an approximately 690-bed dormitory
- ID 95683 - 115 N Mills Street - Amended CI District Master Plan for University of Wisconsin–Madison Campus to allow future construction of an approximately 1000-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 for food truck in parking lot of gas station/ convenience store
- ID 95519 - 3127-3165 E Washington Avenue - Rezoning 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 from CC to IL consistent with the Northeast Area Plan
- ID 95521 - 5001-5201 Commercial Avenue - Rezoning from A and SR-C1 to NMX consistent with the Northeast Area Plan
- ID 95522 -5301 Commercial Avenue - Rezoning 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.