



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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](http://www.madisoncitychannel.tv).*

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Monday, January 12, 2026

5:30 PM

**\*\*Virtual Meeting\*\***

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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](mailto: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: 895 1205 3667

**\*\*Note\*\* Quorum of the Common Council may be in attendance at this meeting.**

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below immediately.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros

arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntawv ua lwm yam los sis lwm cov kev pab kom siv tau qhov kev pab, kev ua num los sis kev pab cuam no, thov hu rau tus xov tooj hauv qab no tam sim no.

Please contact the Department of Planning and Community & Economic Development at (608) 266-4635.

## 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 December 15, 2025 Regular Meeting

<https://madison.legistar.com/View.ashx?M=M&ID=1235190&GUID=CFF78486-27FC-48C8-BC37-8DB307A1BF4A>

## Schedule of Meetings

Regular Meetings:

- Monday, February 2, 16 and March 2, 16, 2026 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, March 31, 2026 at 5:00 p.m. (Room 206, 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

### Moratorium

2. [91135](#) Creating Section 28.140 to establish a temporary moratorium on the consideration and/or issuance of zoning certificates for data centers and telecommunications centers and amending 28.061, 28.082, and 28.151 to accommodate the temporary moratorium.

**Development-Related Requests**

3. [90540](#) Amending Section 28.022-00289 of the Madison General Ordinances to amend the Campus-Institutional (CI) District Master Plan for the University of Wisconsin-Madison Campus for the portion of the campus generally addressed as 1111 Highland Avenue to include specific plans for University Hospital. (District 5)
  
4. [90615](#) REVISED - 3205 Stevens Street (District 5): Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for outdoor recreation; consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for multi-family dwellings with more than 24 units; and consideration of an alteration to an approved conditional use for a residential building complex in the Suburban Residential-Varied 2 (SR-V2) District, all to allow construction of two (2) four-story, 26-unit multi-family dwellings, and two (2) two-story, five-unit multi-family dwellings in an existing residential building complex.

Note: Items 5-7 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.

5. [90915](#) Creating Section 28.022-00741 of the Madison General Ordinances to change the zoning of property located at 33 West Johnson Street from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 4)
  
6. [90613](#) 33 W Johnson Street (District 4): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building with greater than six (6) stories to allow construction of an eight-story, 205-room hotel.
  
7. [90617](#) Approving a Certified Survey Map of property owned by Drury Madison, LLC located at 33 W Johnson Street (District 4).

Note: Item 8 should be referred to February 2, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission.

8. [90803](#) 7401 Mineral Point Road (District 9): Consideration of a conditional use for a major alteration to a planned multi-use site with 40,000 square feet or more of floor area of which 25,000 square feet or more is designed as retail, a hotel or motel, and consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Zoning Overlay for a drive-through window for a restaurant.

**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 were due on January 6, 2026. Statements of Interest filings may be submitted electronically at [www.cityofmadison.com/statementofinterests](http://www.cityofmadison.com/statementofinterests).

### - Upcoming Matters – February 2, 2026

- ID 90916, 90614, & 90618 - 411-433 W Gilman Street - Rezoning from DC to UMX, Conditional Use, and Certified Survey Map Referral - Rezone 411 W Gilman Street, construct 15-story mixed-use building with 2,550 square feet of commercial space and 260 multi-family units on one lot (Referred pending Landmarks Commission review of demolitions)
- ID 90936 - 5025 Sheboygan Avenue - Amended PD(GDP-SIP) - Amend general development plan and approve specific implementation plan to construct a one-story, 10,700 square-foot clubhouse for Monticello Apartments (Referred by applicant request)
- ID 91283 & 91150 - 1936 Tennyson Lane - Rezoning from PD to SR-V2 and Conditional Use - Rezone existing multi-family dwelling and assisted living facility to allow addition of daycare center tenant within existing building
- ID 91149 - 2401 Grimm Street - Conditional Use for indoor recreation (skating rink) in existing commercial building
- ID 91287 - 506-518 E Wilson Street and 132-150 S Blair Street - Conditional Use - Re-approve outdoor eating area open after 9:00 PM with amplified sound and outdoor recreation in parking lot of restaurant/ nightclubs
- ID 91288 - 6105 S Highlands Avenue - Conditional Use - Construct approximately 13,400 square-foot single-family residence
- ID 91289 & 91294 - 2103 Sherman Avenue - Conditional Use and Certified Survey Map Referral - Construct five-story mixed-use building with 1,100 square feet of commercial space and 87 dwelling units on one lot
- ID 91295 - 1109 Seminole Highway - Certified Survey Map Referral - Create two lots in TR-C1 zoning

### - Upcoming Matters – February 16, 2026

- ID 91293 - 111 N Walter Street - Conditional Use – Residential Building Complex - Construct two six-unit townhouse buildings and a shared storage building

The Plan Commission may preview these projects online at <https://www.cityofmadison.com/dpced/planning/current-projects/1599/>.

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.

[91389](#)

Registrants for 2026 Plan Commission Meetings