



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 17, 2025

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: 852 3460 3388

****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
See 'William Dye Public Comment_11-05-25' and 'Andy S Public Comment _11-10-25'

Disclosures and Recusals

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

Minutes of the November 3, 2025 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1235188&GUID=3AC2A1C5-803C-4408-B69F-1BA75CB6A9D9](https://madison.legistar.com/View.ashx?M=M&ID=1235188&GUID=3AC2A1C5-803C-4408-B69F-1BA75CB6A9D9)

Schedule of Meetings

Regular Meetings:
- Monday, December 1, 15, 2025 and January 12, 2026 at 5:30 p.m. (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.

Routine Business

The following items listed in this section of the agenda are referred to the Plan Commission pursuant to Section 62.23 of Wisconsin Statutes and Section 16.01 of Madison General Ordinances, which generally require that:

- The Common Council shall refer any question concerning the location and architectural design of any public building; the location of any statue or other memorial; the location, extension, widening, enlargement, ornamentation, and parking of any street, parkway, boulevard, park, playground, or other memorial or public grounds within the City to the Plan Commission for its consideration and report before final action is taken thereon by the Council.
- The Common Council shall refer any question concerning the location of any public building and the location, extension or widening of any street, park or other public

grounds within the City to the Plan Commission for its consideration and report regarding consistency with the City's comprehensive plan before final action is taken.

- The City, acting through the Plan Commission or otherwise, may acquire by gift, purchase or condemnation any lands within or without its corporate limits for establishing, laying out, widening, enlarging, extending and maintaining memorial grounds, streets, squares, parkways, boulevards, parks, playgrounds, sites for public buildings, and reservations in and about and along and leading to any or all of the same and after the establishment, layout and completion of such improvements, may convey any such real estate thus acquired and not necessary for such improvements, with reservations concerning the future use and occupation of such real estate, so as to protect such public works and improvements and their environs, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare.

2. [90546](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-73, City of Madison, High Point Rd - Raymond Rd Intersection for the acquisitions per the Plat of Land and Interests required. Located in the Northeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 8 East, in both the Town of Verona and the City of Madison, Dane County, Wisconsin. (District 1, District 7)

Public Hearings

Development-Related Requests

3. [90344](#) 1440 E Washington Avenue (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for general retail.
4. [90345](#) 4718 Hammersley Road (District 10): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a daycare center.

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. [90161](#) 801 S Whitney Way - Consideration of a demolition permit to demolish a well house and reservoir (District 11)
6. [90536](#) Creating Section 28.022-00730 of the Madison General Ordinances to change the zoning of property located at 801 South Whitney Way from CN (Conservancy) District to PR (Parks and Recreation) District. (District 11)
7. [90126](#) 801 S Whitney Way; District 11: Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for a water pumping station and reservoir to allow reconstruction of Madison Water Utility Unit Well 12 and its reservoir.

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. [90537](#) Creating Section 28.022-00731 of the Madison General Ordinances to change the zoning of a portion of the property located at 3618 Milwaukee Street from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District and creating Section 28.022-00732 of the Madison General Ordinances to change the zoning of the other portion of the property located at 3618 Milwaukee Street from TR-C1 (Traditional Residential-Consistent 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 15)
9. [90127](#) Approving a Certified Survey Map of property owned by 3618 MF, LLC located at 3618 Milwaukee Street (District 15).

Note: Item 10 should be referred to December 1, 2025 at the request of the applicant.

10. [89236](#) 139 W Wilson Street (District 4): Consideration of a conditional use in the UMX (Urban Mixed-Use) District for a new building with greater than six (6) stories, and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit, to allow construction of a sixteen-story apartment building with 320 units.

Member Announcements, Communications or Business Items

Secretary's Report

- Upcoming Matters – December 1, 2025

- ID 90124 - 116-124 E Gorham Street - Conditional Use – Residential Building Complex - Relocate existing carriage house and renovate into 4 units and construct four-story, 18-unit multi-family dwelling on site also containing a two-story, 7-unit multi-family dwelling
- ID 90538, 90381 & 90393 - 425 N Frances Street and 450 W Gilman Street- Rezoning from UMX to DC, Conditional Use, and Certified Survey Map Referral - Construct 16-story mixed-use building with 700 square feet of commercial space and 118 multi-family units on one lot
- ID 90539, 90391 & 90394 - 501 N Whitney Way - Rezoning from NMX to TSS, Conditional Use and Certified Survey Map Referral - Construct five-story, 42-unit multi-family dwelling on one lot
- ID 90552 - Zoning Text Amendment - Amending Sections of Chapter 28 related to Housing and Auto-Oriented Uses in the Transit Oriented Development Overlay District
- ID 90553 - Rezoning 659 N Whitney Way and 5003 University Avenue from NMX to RMX, and rezoning 4860 Sheboygan Avenue from SE to RMX consistent with West Area Plan
- ID 90554 - Rezoning 402-434 and 429 Gammon Place and 433 S Gammon Road from CC to RMX and rezoning 5701-5801 Mineral Point Road and 442 S Rosa Road from SE to RMX consistent with West Area Plan
- ID 90555 - Rezoning 4217-4401 Lien Road and the north 220 feet of 4301 Lien Road

from CC to CC-T consistent with Northeast Area Plan

- ID 90556 - Rezoning 3245 E Washington Avenue from TR-C1 to CC-T consistent with Northeast Area Plan

- ID 90557 - Zoning Text Amendment - Amending Sections within MGO Chapters 16 and 28 to create "Cottage Courts."

- Upcoming Matters – December 15, 2025

- ID 90612 - 203-215 N Blount Street and 710-712 E Dayton Street - PD(GDP-SIP) Alteration to construct a four-story, 16-unit multi-family dwelling in place of approved 8-unit multi-family dwelling

- ID TBD, 90613 & 90617 - 33 W Johnson Street - Rezoning from PD to UMX, Conditional Use and Certified Survey Map Referral - Create two lots by CSM and construct eight-story, 205-room hotel on proposed Lot 1

- ID TBD, 90614 & 90618 - 411-433 W Gilman Street - Rezoning 411 W Gilman 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

- ID TBD - 5015 Sheboygan Avenue - Amended PD(GDP-SIP) to construct a one-story, 10,700 square-foot clubhouse for Monticello Apartments

- ID 90615 - 3205 Stevens Street - Conditional Use – Residential Building Complex - Construct two (2) four-story, 26-unit multi-family dwellings, a two-story, three-unit multi-family dwelling, and two (2) two-story, four-unit multi-family dwellings in existing residential building complex

- ID 90616 - 111 N Walter Street, Lot 10, Starkweather Plat - Preliminary Plat and Final Plat of First Addition to Starkweather Plat, creating 12 lots for single-family attached dwellings and one private outlot for access and utilities

- ID 90634 & 90636 - 6004 Commercial Avenue and 602-902 Reiner Road - Revised Preliminary Plat and Final Plat of Reiland Grove and approving the first final plat of Reiland Grove to create 125 lots for 88 single-family detached residences, 36 lots for 18 two-family residences, one lot for a subdivision "community" center, two outlots for stormwater management, one outlot for private open space, and six outlots for future development

- ID 90800 & 90806 - 2926 Atwood Avenue and 232-238 S Fair Oaks Avenue - Conditional Use and Certified Survey Map Referral - Construct four-story mixed-use building with 3,900 square feet of retail and 33 dwelling units on one lot following demolition of two buildings

- ID 90801 - 4000-4150 Packers Avenue - Final Plat of Raemisch Farm Development, First Addition, creating 76 residential lots, 1 lot for urban agriculture and open space, 1 outlot for public parkland and 1 outlot for private open space

- ID 90802 - 2150 Commercial Avenue - Certified Survey Map Referral to create two lots in RMX zoning

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 86598, Registrants for 2025 Plan Commission Meetings.