



# 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, February 16, 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>
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 892 3595 1620

### **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

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

## Call to Order/Roll Call

## Public Comment

1. [60306](#) Plan Commission Public Comment Period  
- See 'Scandurra Comment\_02-06-26'

## Disclosures and Recusals

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

## Minutes of the February 2, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?  
M=M&ID=1347449&GUID=F876CCDC-9A85-4592-8317-075892A06EDA](https://madison.legistar.com/View.ashx?M=M&ID=1347449&GUID=F876CCDC-9A85-4592-8317-075892A06EDA)

## Schedule of Meetings

Regular Meetings:  
- Monday, March 2, 16 and April 13, 27, 2026 at 5:30 p.m. (Virtual)

Special Meeting:  
- Tuesday, 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

### Development-Related Requests

2. [91406](#) 942-963 Rise Lane and 969-979 N Fair Oaks Avenue (District 12):  
Consideration of an alteration to approved conditional uses in the Commercial Corridor-Transitional (CC-T) District for a planned multi-use site containing a

mixed-use building and multi-family dwellings to allow alternative screening along the boundary of the complex adjacent to residentially zoned properties.

3. [91509](#) 437 S Yellowstone Drive (District 19): Consideration of a conditional use in the Suburban Employment (SE) District for dwelling units in a mixed-use building; and consideration of a conditional use in the SE District for a building taller than five stories and 68 feet, to allow construction of a six-story mixed-use building with 650 square feet of commercial space and 130 dwelling units.
4. [91866](#) 121 N Butler Street (District 2): Consideration of an alteration to an approved conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow an alternative material palette for an approved five-story, 73-unit apartment building.

Note: Item 5 should be referred to April 27, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission.

5. [91293](#) 111 N Walter Street (District 15): Consideration of a conditional use in the Traditional Residential-Varied 2 (TR-V2) District for a residential building complex containing two six-unit townhouse buildings and a shared storage building.

## Member Announcements, Communications or Business Items

### Secretary's Report

#### - Recent Common Council Actions

- ID 91283 - 1936 Tennyson Lane - Rezoning from PD to SR-V2 - Approved on February 10, 2026 subject to Plan Commission recommendation
- ID 91294 - 2103 Sherman Avenue - Certified Survey Map to create one lot for mixed-use building - Approved on February 10, 2026 subject to Plan Commission recommendation
- ID 91295 - 1109 Seminole Highway - Certified Survey Map to create two lots in TR-C1 zoning - Approved on February 10, 2026 subject to Plan Commission recommendation

#### - Upcoming Matters – March 2, 2026

- ID 90916, 90614, 90618, 91233, 91234 & 91236 - 411-433 W Gilman Street - Rezoning from DC to UMX, Conditional Use, Certified Survey Map Referral, and Demolitions - 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 following demolition of 411, 415, and 433 W Gilman Street
- ID 91511 & 91513 - 2030 Pennsylvania Avenue and 1902 E Johnson Street - Conditional Use and Certified Survey Map Referral - Allow outdoor recreation (pool) for a proposed six-story, 493-unit multi-family dwelling in Urban Design Dist. 4, with CSM to create one lot for building
- ID 91512 & 91514 - 5555 Odana Road and 5534 Medical Circle - Conditional Use and Certified Survey Map Referral - Combine parcels into one lot and construct a six-story mixed-use building with 1,300 sq. ft. of commercial space and 154 dwelling units on Odana Road and a five-story mixed-use building with 6,450 sq. ft. of commercial space and 73 dwelling units on Medical Circle in Urban Design Dist. 3

- ID 91804 - 2400-2402 Darwin Road - Rezoning from IL to AP for future construction of additional parking for Dane County Regional Airport
- ID 91510 - 2927 E Washington Avenue - Conditional Use to allow amplified sound in outdoor eating area of tasting room
- ID 91645 - 1050 S High Point Road and 1051 S Pleasant View Road - Final Plat of Second Addition to Hill Valley, creating 189 lots for single-family dwellings, two-family dwellings, and townhouse units
- ID 91646 - 750 University Row - PD(SIP) Alteration to approve revised plans for parking structure to serve medical clinic
- ID 91647 - 1010 Ann Street - Conditional Use - Construct private parking facility for adjacent auto sales business

#### **- Upcoming Matters – March 16, 2026**

- ID TBD & 91902 - 10201 Hazy Sky Parkway and 726 Sugar Maple Lane - Rezoning from Temp. A to TR-P and Certified Survey Map Referral - Create two lots and one outlet for stormwater management in TR-P zoning and dedicate Sugar Maple Lane right of way
- ID 91903 - 2302 Willard Avenue - Conditional Use for a home occupation in an accessory 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.