



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 3, 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>
- 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: 889 1372 1668

****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 October 16, 2025 Special Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1243599&GUID=FEB2C3E1-3AE7-4093-9906-D42353E0B85B](https://madison.legistar.com/View.ashx?M=M&ID=1243599&GUID=FEB2C3E1-3AE7-4093-9906-D42353E0B85B)

Minutes of the October 20, 2025 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1235187&GUID=8F78A10C-BB2C-4FEE-BAF0-AB760BC7A0A6](https://madison.legistar.com/View.ashx?M=M&ID=1235187&GUID=8F78A10C-BB2C-4FEE-BAF0-AB760BC7A0A6)

Schedule of Meetings

Regular Meetings:
- Monday, November 17 and December 1, 15, 2025 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. [90310](#) Authorizing the execution of a Declaration of Public Right of Way for an extension of Driscoll Drive through a portion of City-owned land generally addressed as 135 Rustic Drive. (District 3)
3. [90545](#) Amending the records, including maps and databases, of the street address numbers and street names by the City Engineer, referred to in Sections 10.34, Madison General Ordinances by changing the name of a 250' long isolated portion of Ruskin St on the north side of Commercial Ave to Huxley St (District 12)

New Business

4. [90103](#) Amending the City of Madison Official Map to remove mapped reservations for future public streets located on Block 2 of the University Addition to Madison in the Northwest Quarter of Section 23, Township 7 North, Range 9 East in the City of Madison, on land generally addressed as 975 University Avenue. (District 8)

Public Hearings

Development-Related Requests

5. [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.

6. [90014](#) 511-515 W Dayton Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a residential building complex containing two new (2) two-family dwellings in the rear yard of two existing three-family dwellings with shared pedestrian access.

Note: Items 7-9 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.

7. [90173](#) Amending the City of Madison Official Map to remove a mapped reservation for a future public street located in the West Half of the Northwest Quarter of Section 31, Township 7 North, Range 10 East, in the City of Madison, on land addressed as 1201 Moorland Road (District 14).
8. [90174](#) Creating Section 28.022-00729 of the Madison General Ordinances to change the zoning of property located at 1233-1241 Moorland Road from SR-C1 (Suburban Residential-Consistent 1) District to A (Agricultural) District. (District 14)
9. [90019](#) Approving a Certified Survey Map of property owned by the Madison Metropolitan Sewerage District located at 1201-1241 Moorland Road (District 14).

Secretary's Report

Member Announcements, Communications or Business Items

- Recent Common Council Actions

- ID 90078 - 3357-3359 E Washington Avenue - Rezoning from TR-V1 to CC-T as part of larger redevelopment - Approved on October 28, 2025 subject to Plan Commission recommendation
- ID 89899 & 89767 - 6303 Portage Road & 4821 Hoepker Road - Rezoning from Temp. A to TR-P and Preliminary Plat of LEO Living, creating six lots in TR-P for future residential development - Approved on October 28, 2025 subject to Plan Commission recommendation

- Upcoming Matters – November 17, 2025

- ID 90161, 90536 & 90126 - 801 S Whitney Way - Demolition Referral, Rezoning from CN to PR, and Conditional Use - Demolish and reconstruct Madison Water Utility Unit Well No. 12 and reservoir
- ID 90537 & 90127 - 3618 Milwaukee Street - Rezoning from TR-C1 to CC-T and TR-U2 and Certified Survey Map Referral - Create one lot for future mixed-use development in CC-T zoning, two lots for residential development in TR-U2 zoning, and one outlot for stormwater management
- ID 90344 - 1440 E Washington Avenue - Conditional Use for general retail business in existing building
- ID 90345 - 4718 Hammersley Road - Conditional Use for an adult daycare center

- 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 NMU to TSS, Conditional Use, and Certified Survey Map Referral - Construct five-story, 42-unit multi-family dwelling on one lot
- ID 90540 - 1111 Highland Avenue - Amended CI District Master Plan for UW-Madison campus to allow construction of a three-story, 54,260 square-foot addition to University Hospital (WIMR)
- ID 90552 - Zoning Text Amendment to amend 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 NMU to RMX, and rezoning 4860 Sheboygan Avenue from SE to RMX consistent with West Area Plan
- ID 90554 - Rezoning 402-434 and 429-433 Gammon Place from CC to RMX and rezoning 5701-581 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 to amend Sections within MGO Chapters 16 and 28 to create "Cottage Courts."

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.