



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, August 10, 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>

- 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: 878 8685 5317

****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 July 27, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1347461&GUID=AB717A5B-94CC-4E98-9660-164E889AF1C2](https://madison.legistar.com/View.ashx?M=M&ID=1347461&GUID=AB717A5B-94CC-4E98-9660-164E889AF1C2)

Schedule of Meetings

Regular Meetings:

- Monday, August 31 and October 5, 19, 2026 at 5:30 pm (Virtual)

Special Meeting:

- Tuesday, September 29, 2026 at 5:00 pm (Room 215, 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.

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. [94181](#)

Authorizing the City's transfer and conveyance of a certain portion of a 50-foot-wide strip of remnant lands to Dane County. (District 18)

The resolution conveys a 50-foot strip of land to Dane County that was excluded from the 1974 conveyance of property from the City to Dane County for what is now known as Dane County Regional Airport. As part of a recent site plan application by the Airport for a surface parking lot at its southern end, this exclusion was identified. The 50-foot strip is not currently being used by the City, and City agencies have reviewed the strip and determined that it is not needed for any future use. Therefore, it is recommended that this portion be conveyed to Dane County to correct the apparent title omission and allow the Airport surface parking lot project to proceed. The balance of the 50-foot strip north of the area to be conveyed, which continues north to CTH CV (as shown on the Vicinity Map attachment), will be addressed at a future date with future Airport planning.

The area to be conveyed is recommended for Airport use in the Northeast Area Plan, and staff is unaware of any plan recommendations historically that would suggest that this strip should not be conveyed for airport-related purposes. Staff recommends that the Plan Commission recommend approval of this resolution to the Board of Public Works and Common Council.

Public Hearings

Development-Related Requests

3. [93984](#)

Creating Section 28.022-00755 of the Madison General Ordinances to change the zoning of property located at 6145-6301 Mineral Point Road and 510 Genomic Drive from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00756 to approve a Specific Implementation Plan. (District 19)

Note: Item 4 should be referred to August 31, 2026 pending a recommendation by the Landmarks Commission.

4. [93276](#) 502 Pflaum Road (District 15): Consideration of a conditional use for the construction of a new building in a Campus-Institutional (CI) District without a campus master plan; Consideration of a conditional use for an increase of more than twenty (20) parking spaces that is also more than ten percent (10%) of the maximum parking requirement; and Consideration of a conditional use for nonresidential development immediately adjacent to the boundary of a City-owned public park - all to allow construction of a new Sennett Middle School building at 502 Pflaum Road.

Member Announcements, Communications or Business Items

Secretary's Report

- Recent Common Council Actions

- ID 93260 - 2150 Commercial Avenue - Amending MGO Section 16.26(1)(f) related to Oscar Avenue setbacks to remove part of a setback line on 2150 Commercial Avenue parcel - Approved on August 4, 2026 subject to the recommendations of the Plan Commission

- Upcoming Matters – August 31, 2026

- ID 94184 & 93828 - 1001 Wisconsin Place - Amended PD(GDP-SIP) and Conditional Use - Amend General Development Plan and Specific Implementation Plan for the Edgewater Hotel to construct a restaurant/bar with outdoor eating area on the 15th Floor, add canopies to the outdoor eating areas for the restaurants on the 1st and 7th Floors, and reconfigure space under the 5th Floor plaza to create a concession/bar
- ID 93829 - 5606 Russett Road - Conditional Use Construct new public school building to replace Toki Middle School and Orchard Ridge Elementary School
- ID 94183 & 93831 - 8302 McDowell Drive - Rezoning from Temp. A to TR-U2 and CC-T and Preliminary Plat and Final Plat of Hawks Nest, creating six lots for future development in TR-U2 zoning, three lots for future development in CC-T zoning, and one outlot for stormwater management
- ID 94182 - Amending sections of Chapter 28 of Madison General Ordinances to remove maximum height limits and landscape requirements in the Airport (AP) District.
- ID 94135 - 1050 Sherman Avenue - Conditional Use - Construct addition to a single-family residence on a lakefront parcel
- ID 94136 - 302 Acewood Boulevard - Conditional Use to allow an adult daycare in SR-C1 zoning
- ID 94158 - 1409 Theresa Terrace - Conditional Use Alteration to allow a daycare use at existing community center

- Upcoming Matters – October 5, 2026

- ID TBD - 1051-1053 Williamson Street - Amended PD(GDP-SIP) - Amend General Development Plan and Specific Implementation Plan to convert an existing building into a restaurant and hotel

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.