



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, September 15, 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: 871 5433 7108

****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 August 25, 2025 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1235184&GUID=5101D77E-A104-4213-B706-EC7484950C92](https://madison.legistar.com/View.ashx?M=M&ID=1235184&GUID=5101D77E-A104-4213-B706-EC7484950C92)

Schedule of Meetings

Regular Meetings:

- Monday, October 6, 20 and November 3, 17, 2025 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, October 16, 2025 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

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.

New Business

2. [89620](#) Adopting the 2025-2030 Park and Open Space Plan as a Supplement to the City of Madison Comprehensive Plan. (Citywide)

Public Hearings

Development-Related Requests

3. [89234](#) 1402 Wyoming Way (District 18): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school, public or private, and consideration of a conditional use in the SR-C1 District for a building or structure exceeding 10,000 square feet in floor area to allow construction of a new public school building to replace the existing school building (Black Hawk Middle School and Gompers Elementary School).
4. [89235](#) 5501 Schroeder Road (District 20): Consideration of a conditional use in the Parks and Recreation (PR) District for an outdoor eating area for a food and beverage establishment open after 9:00 p.m., and consideration of a conditional use in the PR District for amplified sound for an outdoor eating area for a food and beverage establishment.

Note: Items 5-8 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. [89434](#) 302 E Washington Avenue - Consideration of a demolition permit to demolish a commercial building (District 2)
6. [89375](#) Creating Section 28.022-00724 of the Madison General Ordinances to change the zoning of property located at 302-308 East Washington Avenue and 15-27 North Butler Street from UMX (Urban Mixed-Use) and PD (Planned Development) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00725 to approve a Specific Implementation Plan. (District 2)
7. [89237](#) 302-308 E Washington Avenue/15-27 N Butler Street (District 2): Consideration of a Conditional Use for two stories of additional building height as allowed in MGO Section 28.071(2)(b) to allow construction of an 11-story, 76-unit mixed-use building.
8. [88957](#) Approving a Certified Survey Map of property owned by Butler Plaza, LLC located at 302-308 E Washington Avenue and 15-27 N Butler Street (District 2).

Note: Item 9 should be referred to October 6, 2025 pending review by the Urban Design Commission.

9. [89232](#) 1601 N Sherman Avenue/1610 Ruskin Street (District 12): Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for a school, public or private, and consideration of a conditional use in the TR-C4 District for a building or structure exceeding 10,000 square feet in floor area to allow construction of a new public school building to replace the existing school building Sherman Middle School and Shabazz City High School).

Special Item of Business

10. [89885](#) Discussion of 2025 Plan Commission Member Survey Results

Member Announcements, Communications or Business Items

Secretary's Report

- Recent Common Council Actions

- ID 89376 - 124-126 State Street - Rezoning existing mixed-use building from PD to DC - Approved on September 2, 2025 subject to Plan Commission recommendation
- ID 89326 - Amending MGO Section 28.098 related to Alterations to a Planned Development District to include a timeline for inactivity - Approved on September 2, 2025 subject to Plan Commission recommendation
- ID 89357 - Amending MGO Section 28.098(2)(h) related to updating Planned Development zoning to allow additional stories for downtown affordable housing - Approved on September 2, 2025 subject to Plan Commission recommendation
- ID 89358 - Amending MGO Section 28.151 related to Supplemental Regulations to amend the regulations for Accessory Dwelling Units - Approved on September 2, 2025 subject to Plan Commission recommendation

- Upcoming Matters – October 6, 2025

- ID 89718 - 702 N Midvale Boulevard - Rezoning from PD(GDP) to PD(SIP) - Approve new Specific Implementation Plan for “Hilldale Phase 3” to allow Heather Crest street improvements to be constructed (superseding May 2023 SIP approval)
- ID 89452 & 89481 - 305 N Frances Street and 533 Conklin Place - Conditional Use and Certified Survey Map Referral - Construct a 16-story mixed-use building with 2,800 square feet of commercial space and 387 apartments on one lot
- ID 89479 & 89482 - 53 West Towne Mall - Conditional Use and Certified Survey Map Referral - Divide parcel into two lots and construct coffee shop with drive-thru window on proposed Lot 1
- ID 89762 & 89776 - 120-126 N Orchard Street and 1313 & 1314 Randall Court - Conditional Use and Certified Survey Map Referral - Construct an eight-story, 48-unit apartment building and reconfigure six parcels into two lots by CSM
- ID 89766 - 4000-4150 Packers Avenue - Final Plat of Raemisch Farm Development, creating 4 lots for residential development, 2 lots for commercial/mixed-use development, and 1 outlot for stormwater management

- Upcoming Matters – October 16, 2025

- Planning & Development coordination with the Madison Metropolitan School District
- Urban Design Commission Code Update
- Curb Management Framework Update

- Upcoming Matters – October 20, 2025

- ID 89078 & 88777 - 922-930 N Fair Oaks Avenue & 3357-3375 E Washington Avenue - Rezoning from TR-V1 to CC-T and Conditional Use - Construct a five-story, 171-unit mixed-use building with 3,300 sq. ft. of commercial space and a two-story, 6-unit townhouse in Urban Design Dist. 5 (Referred at applicant request)
- ID 89236 - 139 W Wilson Street - Conditional Use - Construct a 16-story, 320-unit apartment building
- ID TBD & 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
- ID 89774 - 3222-3238 E Washington Avenue & 3229 Ridgeway Avenue - Conditional Use - Construct a five-story mixed-use building with an office for human service programs and 36 apartments in Urban Design Dist. 5
- ID 89775 - 7103 Millpond Road & 4402 Brandt Road - Conditional Use - Construct administration building and accessory buildings for Dane County sustainability campus and sanitary landfill

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.