



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, October 20, 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: 857 5285 9898

****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 6, 2025 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1235186&GUID=A7617F16-A33F-4626-A991-A53137146129](https://madison.legistar.com/View.ashx?M=M&ID=1235186&GUID=A7617F16-A33F-4626-A991-A53137146129)

Schedule of Meetings

Regular Meetings:
- Monday, November 3, 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.

Public Hearings

Development-Related Requests

2. [89775](#) 7103 Millpond Road and 4402 Brandt Road (CTH AB) (District 16):
Consideration of a major alteration to an conditional use in the Industrial-General (IG) District for a landfill to allow Dane County to construct a sanitary landfill and offices for a sustainability campus.

3. [89990](#) 2017 S Stoughton Road (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District for a service business tenant (tattoo parlor) in an existing multi-tenant building.

Note: Items 4 and 5 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.

4. [89078](#) Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 3357 and 3359 East Washington Avenue from TR-V1 (Traditional Residential-Varied 1) District to CC-T (Commercial Corridor-Transitional) District. (District 12)
5. [88777](#) 922-930 N Fair Oaks Avenue & 3357-3375 E Washington Avenue (District 12): Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District and Transit-Oriented Development Overlay District for dwelling units in a mixed-use building with more than 100 units, and consideration of a conditional use in the CC-T District for single-family dwelling, all to allow construction of a five-story, mixed-use building with 3,300 square feet of commercial space and 171 dwelling units and a two-story, six-unit townhouse building.

Note: Items 6 and 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.

6. [89899](#) Creating Section 28.022-00728 of the Madison General Ordinances to change the zoning of property located at 6303 Portage Road and 4821 Hoepker Road from Temporary A (Agriculture) District to TR-P (Traditional Residential-Planned) District. (District 17)
7. [89767](#) Approving the preliminary plat of the *LEO Living* on property addressed as 6303 Portage Road and 4821 Hoepker Road (District 17).

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. [89762](#) 120-126 N Orchard Street; 1313 Randall Court, and 1314 Randall Court (District 8): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with between 37 and 60 units; consideration of a conditional use in the TR-U2 District for a building exceeding six stories and 78 feet in height, and; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, all to allow construction of an eight-story, 48-unit apartment building.

9. [89776](#) Approving a Certified Survey Map of property owned by 4 Lakes Properties, LLC and Dayton-Orchard, LLC located at 120-126 N Orchard Street, 1313 Randall Court, 1314 Randall Court, and 1309-1311 W Dayton Street (District 8).

Note: Items 10 and 11 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.

10. [89774](#) 3222-3238 E Washington Avenue and 3229 Ridgeway Avenue (District 12): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for offices for human service programs, and consideration of a conditional use in the TR-U2 District for a building exceeding four stories and 52 feet in height to allow construction of a five-story mixed-use building with 36 apartments and an office for a human service program.
11. [90015](#) Approving a Certified Survey Map of property owned by Volker Development, Inc. located at 3222-3238 E Washington Avenue and 3229 Ridgeway Avenue (District 12).

Note: Item 12 should be referred to November 3, 2025 at the request of the applicant and pending a recommendation by the Urban Design Commission.

12. [89236](#) 139 W Wilson Street (District 4): Consideration of a conditional use in the UMX (Urban Mixed-Use) District for a new building, 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

- 2026 Development Review Schedules: Plan Commission, Urban Design Commission, and Landmarks Commission

https://www.cityofmadison.com/dpced/planning/documents/Joint_UDC_Plan_Commission_Schedule.pdf

- Recent Common Council Actions

- ID 89718 - 702 N Midvale Boulevard - Rezoning from PD(GDP) to PD(SIP) - Approve new Specific Implementation Plan for "Hilldale Phase 3" - Approved on October 7, 2025 subject to Plan Commission recommendation

- 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 - Approved on October 7, 2025 subject to Plan Commission recommendation

- ID 89916 - Amending several sections of Chapter 28 to reduce minimum lot width and lot area within certain zoning districts and to reduce the rear setback for alley loaded one-story attached garages - Approved on October 7, 2025 subject to Plan Commission

recommendation

- ID 89917 - Amending various sections of Chapter 28 to update the existing step-down rules for larger buildings when adjacent to a residential district - Approved on October 7, 2025 subject to Plan Commission recommendation
- ID 89918 - Amending sections within Chapter 28 to allow detached Accessory Dwelling Units to have two units and not be included in maximum permitted use accessory structure size - Approved on October 7, 2025 subject to Plan Commission recommendation
- ID 90056 - Amending MGO Section 28.183(9) to amend the scope of approval for conditional uses and amending MGO Section 28.206 to include a fee for conditional use extensions - Approved on October 7, 2025 subject to Plan Commission recommendation

- Upcoming Matters – November 3, 2025

- ID 90103 - 975 University Avenue - Official Map Amendment to remove mapped reservations for future streets adjacent to Grainger Hall
- ID 90014 - 511-515 W Dayton Street - Conditional Use – Residential Building Complex - Construct two (2) two-family dwellings in the rear yard of two existing three-family dwellings with shared pedestrian access
- ID 90173 - 1201-1241 Moorland Road - Official Map Amendment to remove mapped reservation for future street from Official Map
- ID 90174 & 90019 - 1201-1241 Moorland Road - Rezoning 1233-1241 Moorland Road from SR-C1 to A and Certified Survey Map Referral - Combine three parcels into one lot for solar electric power production and one outlot for public open space in A zoning

- Upcoming Matters – November 17, 2025

- ID 90161 & TBD - 801 S Whitney Way - Demolition and Rezoning from CN to PR - Demolish existing Madison Water Utility Unit Well No. 12 and reservoir and rezone to facilitate construction of new well and reservoir
- ID TBD & 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 mgmt.
- ID 90344 - 1440 E Washington Avenue - Conditional Use for general retail business in existing building
- ID 90345 - 4718 Hammersley Road - Conditional Use to convert building into adult daycare center

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.