



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 6, 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: 823 0949 8015

****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 September 15, 2025 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1235185&GUID=8148745B-5F29-4A15-8728-9DEA75141CE8](https://madison.legistar.com/View.ashx?M=M&ID=1235185&GUID=8148745B-5F29-4A15-8728-9DEA75141CE8)

Schedule of Meetings

Regular Meetings:

- Monday, October 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.

Public Hearings

Development-Related Requests

2. [89718](#) Creating Section 28.022-00728 of the Madison General Ordinances to change the zoning of property located at 702 North Midvale Boulevard and 401 North Segoe Road from PD(GDP) (Planned Development-General Development Plan) District to PD (SIP) (Planned Development-Specific Implementation Plan) District. (District 11)

3. [89766](#) Approving the final plat of *Raemisch Farm Development* on land generally addressed as 4000-4150 Packers Avenue (District 18).

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. [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).
5. [89233](#) Approving a Certified Survey Map of property owned by the Madison Metropolitan School District located at 1601 N Sherman Avenue and 1610 Ruskin Street (District 12).

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. [89452](#) 305 N Frances Street and 533 Conklin Place (District 2): 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 in the UMX District for outdoor recreation, to allow construction of a sixteen-story mixed-use building with 2,800 square feet of commercial space and 387 apartments.
7. [89481](#) Approving a Certified Survey Map of property owned by Zeier Building Company located at 305 N Frances Street and 533 Conklin Place (District 2).

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. [89479](#) 53 West Towne Mall (District 19): Consideration of a conditional use for a major alteration to a planned multi-use site with 40,000 square feet or more of floor area of which 25,000 square feet or more is designed as retail, a hotel or motel, and consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Zoning Overlay for a drive-through window for a coffee shop.
9. [89482](#) Approving a Certified Survey Map of property owned by Madison WT Associates, LLC generally addressed as 53 West Towne Mall (District 9).

Note: Items 10 and 11 should be referred to October 20, 2025 at the request of the applicant.

10. [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.
11. [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).

Zoning Text Amendments

12. [89916](#) SUBSTITUTE: 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.
13. [89917](#) Amending various sections of Chapter 28 to update the existing step down rules for larger buildings when adjacent to a residential district.
14. [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.
15. [90056](#) Amending the Conditional Use Scope of Approval.

Member Announcements, Communications or Business Items

Secretary's Report

- Recent Common Council Actions

- ID 89375 - 302-308 E Washington Avenue & 15-27 N Butler Street - Rezoning from UMX and PD to PD(GDP-SIP) and amending and expanding the General Development Plan and Specific Implementation Plan for Butler Plaza - Approved on September 16, 2025 subject to Plan Commission recommendation

- 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
- 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

- ID 89774 & 90015 - 3222-3238 E Washington Avenue 3229 Ridgeway Avenue - Conditional Use and Certified Survey Map Referral - Construct a five-story mixed-use building with an office for human service programs and 91 apartments on one lot
- ID 89775 - 7103 Millpond Road & 4402 Brandt Road - Conditional Use - Construct administration building and accessory buildings for Dane County sustainability campus and sanitary landfill
- ID 89990 - 2017 S Stoughton Road - Conditional Use for a service business (tattoo parlor) tenant in existing multi-tenant building

- Upcoming Matters – November 3, 2025

- ID 89236 - 139 W Wilson Street - Conditional Use - Construct a 16-story, 320-unit apartment building
- 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 90174, 90173 & 90019 - 1201-1241 Moorland Road - Rezoning from SR-C1 to A, Official Map Amendment, and Certified Survey Map Referral - Rezone 1233-1241 Moorland Road and combine three parcels into one lot for solar electric power production and one outlot for public open space in A zoning following removal of reservation for future street from Official Map
- ID 90103 - 975 University Avenue - Official Map Amendment to remove mapped reservations for future streets adjacent to Grainger Hall

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.