



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, July 27, 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>

- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 879 8527 5060

****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 13, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1347460&GUID=FAF7CC30-1D1B-4CFC-B14B-79A9EEBE0D79](https://madison.legistar.com/View.ashx?M=M&ID=1347460&GUID=FAF7CC30-1D1B-4CFC-B14B-79A9EEBE0D79)

Schedule of Meetings

Regular Meetings:

- Monday, August 10, 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.

Public Hearings

Ordinance Amendment

2. [93260](#) Amending Section 16.26(1)(f) of the Madison General Ordinances related to Oscar Avenue Setbacks to remove part of a setback line. (District 12)

Development-Related Requests

3. [93275](#) 110 E Rusk Avenue and 1919 Alliant Energy Center Way (District 14): Consideration of a conditional use in the Parks and Recreation (PR) District for an auditorium, and consideration of a conditional use in the PR District for a building height greater than two stories and 35 feet, all to allow construction of additions to the Exhibition Hall at the Alliant Energy Center.
4. [93609](#) 108 N Leon Street (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner, and consideration of a conditional use in the CC-T District for dwelling units in a mixed-use building with greater than 60 units, all to allow construction of a four-story mixed-use building containing approximately 4,500 square feet of commercial space and 124 dwelling units on Lot 5 of the Starkweather subdivision.
5. [93610](#) 101-109 N Franklin Street and 510 E Mifflin Street (District 2): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to remove language in the zoning text for this PD District that prohibits residents of the four subject buildings from obtaining residential parking permits as governed by MGO Section 12.138.

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. [93594](#) 4301 Cherokee Drive - Consideration of a demolition permit to demolish an institutional building (District 10)
7. [93277](#) 4301 Cherokee Drive (District 10): Consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for a school, public or private; consideration of a conditional use in the TR-C1 District for a building or structure exceeding 10,000 square feet in floor area; and 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, all to allow construction of a new public school building to replace the existing Cherokee Heights Middle School building.

Note: Item 8 should be referred to August 10, 2026 pending a recommendation by the Landmarks Commission.

8. [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 to allow construction of a new Sennett Middle School building.

Member Announcements, Communications or Business Items

Secretary's Report

- Recent Common Council Actions

- ID 92877 & 92602 - 1910 Roth Street and 1201 Huxley Street - Rezoning 1201 Huxley from TR-U1 to TR-U2 and Certified Survey Map Referral to create one lot for multi-family residential development - Approved on July 21, 2026 subject to the recommendations of the Plan Commission

- Upcoming Matters – August 10, 2026

- ID 93984 - 6145-6301 Mineral Point Road and 510 Genomic Drive - Amended PD(GDP-SIP) - Amend Oakwood Village University Woods General Development Plan and approve a Specific Implementation Plan to construct a six-story, 92-unit multi-family dwelling and to restore portions of the site following demolition of five buildings across the campus

- Upcoming Matters – August 31, 2026

- ID TBD - 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 TBD & 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
- (Tentative) - Rezoning various PD-Planned Development zoning districts to conventional zoning districts

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.