



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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](http://www.madisoncitychannel.tv).*

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Monday, June 1, 2026

5:30 PM

**\*\*Virtual Meeting\*\***

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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](mailto: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: 831 2054 0561

**\*\*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 May 11, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?  
M=M&ID=1347456&GUID=CC1209D2-5253-445D-9704-F8A85A5ABCC6](https://madison.legistar.com/View.ashx?M=M&ID=1347456&GUID=CC1209D2-5253-445D-9704-F8A85A5ABCC6)

## Schedule of Meetings

Regular Meetings:

- Monday, June 15, 29 and July 13, 27, 2026 at 5:30 pm (Virtual)

Special Meeting:

- Thursday, June 11, 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. [93126](#) Authorizing the City's execution of a lease for a 36-month term beginning on the completion of the Lessor's Work defined in the Letter Intent between the City of Madison and 3517 West Beltline LLC for the property at 3517 W Beltline Hwy for Clerks Office storage. (District 10)

This resolution will allow the City to lease space in the existing office building at 3517 W Beltline Highway for election equipment storage by the City Clerk's Office. The lease period will be three (3) years. At the end of the lease term, the election equipment is scheduled to be relocated to the Dane County Elections Center at 2002 Pankratz Street near the airport once that facility is completed.

The 3517 W Beltline site is zoned SE (Suburban Employment District), which identifies 'warehousing and storage' as a conditional use requiring Plan Commission approval. An application for conditional use approval was made on May 18, 2026. That application is scheduled for Plan Commission review at the June 29, 2026 meeting.

## Public Hearings

### Zoning Text Amendments

3. [92925](#) Amending Section 28.141(8)(e)3.b. of the Madison General Ordinances related to Exempting EV Requirements at Long-Term Passenger Parking at Airports and at Intercity Bus or Railroad Passenger Depots.
4. [92926](#) Amending Section 28.104(7) of the Madison General Ordinances related to Building Site Standards within the Transit Oriented Development District to allow a different building footprint for stories above the first floor.

### Extraterritorial Land Division

5. [92835](#) 5926 CTH CV, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two commercial lots and one outlot.

**Development-Related Requests**

Note: Items 6-8 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.

6. [92855](#) 2019 Fisher Street - Consideration of a demolition permit to demolish a commercial building (District 14)
7. [92840](#) 2017-2029 Fisher Street (District 14): Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for a building or structure exceeding 10,000 square feet in floor area; and consideration of conditional use in the TR-C4 District for a community center, to allow construction of an addition to Mount Zion Baptist Church.
8. [92841](#) Approving a Certified Survey Map of property owned by Mount Zion Baptist Church located at 2017 and 2029 Fisher Street (District 14).

Note: Items 9-11 should be referred to July 13, 2026 pending a recommendation by the Urban Design Commission on Item 10 (ID 92590).

9. [92877](#) Creating Section 28.022-00753 of the Madison General Ordinances to change the zoning of property located at 1201 Huxley Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)
10. [92590](#) 1910 Roth Street and 1201 Huxley Street (District 12): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a residential building complex; consideration of a conditional use in the TR-U2 District for multi-family dwellings with more than 60 units, all to allow construction of a residential building complex containing two (2) four-story multi-family dwellings containing 163 total units.
11. [92602](#) Approving a Certified Survey Map of property owned by OM Land, LLC located at 1910 Roth Street and 1201 Huxley Street (District 12).

**Member Announcements, Communications or Business Items****Secretary's Report****- Recent Common Council Actions**

- ID 92755 - 5817 Halley Way - Amended PD(SIP) to construct five-story, 97-unit multi-family dwelling - Approved on May 19, 2026 subject to the recommendation of the Plan Commission
- ID 92756 - 7901-7913 E Buckeye Road & 7102-7270 Maahic Way - Rezoning from CC-T and CN to Amended PD(GDP-SIP) to relocate and expand space at Rodefild Landfill for materials recycling - Approved on May 19, 2026 subject to the

recommendation of the Plan Commission

### **- Upcoming Matters – June 11, 2026 Special Meeting**

Tentative Discussion Items:

- Discussion on data center regulations
- Update on Madison Metropolitan School District attendance area boundary changes

### **- Upcoming Matters – June 15, 2026 Regular Meeting**

- (Tentative) Election of Chair and Vice Chair of the Plan Commission
- (Tentative) Plan Commission Appointment to the Joint Campus Area Committee (JCAC)
- ID 92878 - Adoption of Southeast Area Plan
- ID 92879 - Adoption of Southwest Area Plan
- ID 93125 & 92843 - 1151 Jenifer Street - Rezoning from TR-C4 to TR-C3 & Certified Survey Map Referral - Create two lots in Third Lake Ridge Historic District
- ID 92844 - 401 & 404 N Sugar Maple Lane & 402 Tawny Elm Parkway - Preliminary Plat - Re-approving Herrling Property Subdivision, creating approximately 25 lots for future residential development and 8 outlots to be dedicated or acquired for stormwater management or public park
- ID 93083 - 4633 Verona Road - Conditional Use for a food truck in the parking lot of multi-tenant commercial building
- ID 91511 - 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street - Conditional Use for outdoor recreation (pool) for a proposed seven-story, 493-unit multi-family dwelling
- Amendments of Tax Incremental Districts 44, 46, 50, 51, 52, 54, 56, and 57

### **- Upcoming Matters – June 29, 2026 Regular Meeting**

- ID 93272 - 3517 W Beltline Highway - Conditional Use for warehouse and storage use in a multi-tenant commercial building
- ID 93273 - 1336 Drake Street - Conditional Use for amplified sound in the outdoor eating area of a restaurant

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.