



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, May 11, 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: 870 3919 2481

****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 April 27, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1347455&GUID=E0703455-35F8-48CA-82BD-7F1C980BE861](https://madison.legistar.com/View.ashx?M=M&ID=1347455&GUID=E0703455-35F8-48CA-82BD-7F1C980BE861)

Schedule of Meetings

Regular Meetings:

- Monday, June 1, 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.

Public Hearings

Development-Related Requests

2. [92588](#) 406 N Frances Street (District 2): Consideration of a conditional use in the Urban Mixed-Use (UMX) District for an outdoor eating area open after 9:00 PM, and consideration of a conditional use in the UMX district for an outdoor eating area with amplified sound, all to allow an outdoor eating area for a restaurant to operate after 9:00 PM with amplified outdoor sound.

3. [92589](#) Approving a Certified Survey Map of property owned by Michael J. and Lisa Koch Schuster located at 7021 Cottage Grove Road; District 16.
4. [92756](#) Creating Section 28.022-00751 of the Madison General Ordinances to change the zoning of property located at 7901-7913 East Buckeye Road and 7102-7270 Maahic Way from PD (Planned Development) District, CC-T (Commercial Corridor-Transitional) District and CN (Conservancy) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00752 to approve a Specific Implementation Plan. (District 16)

Note: Items 5 and 6 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. [92755](#) Creating Section 28.022-00750 of the Madison General Ordinances to approve an Amended Specific Implementation Plan of a Planned Development District for property located at 5817 Halley Way (District 3).
6. [92396](#) 5817 Halley Way (District 3): Consideration of a conditional use in the PD (Planned Development) District for outdoor recreation (pickleball court) to serve a five-story, 97-unit multi-family dwelling.

Note: Item 7 should be referred to June 15, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission.

7. [91511](#) 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street; Urban Design Dist. 4 (District 12): Consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Overlay District for outdoor recreation (pool) to serve a seven-story, 493-unit multi-family dwelling.

Member Announcements, Communications or Business Items

Secretary's Report

- Recent Common Council Actions

- Appeal of Plan Commission decision to grant conditional uses for 5555 Odana Road and 5534 Medical Circle - Withdrawn by the appellants and placed on file by the Council on May 5, 2026
- ID 92348 & 92239 - 822 Pulley Drive - Rezoning from SR-C1 to SR-C2 & Certified Survey Map Referral - Create two lots in [Proposed] SR-C2 zoning - Approved on May 5, 2026 subject to the recommendations of the Plan Commission
- ID 92387 & 92388 - 1051 S Pleasant View Road & 1050 S High Point Road - Revised Preliminary Plat and Revised Final Plat of First Addition to Hill Valley, creating 162 lots for single-family detached and attached homes, three lots for future multi-family development, one lot for future mixed-use development, one outlot to be dedicated for public park, three outlots to be dedicated for stormwater management, one outlot for private open space, and one outlot for future development - Approved on May 5, 2026

subject to the recommendations of the Plan Commission

- ID 92344 - Zoning Text Amendment - Amending various sections of Chapter 28 of the Madison General Ordinances to add "Fairground" as an accessory use - Approved on May 5, 2026 subject to the recommendation of the Plan Commission

- Upcoming Matters – June 1, 2026

- (Tentative) Election of Chair and Vice Chair of the Plan Commission

- (Tentative) Plan Commission Appointment to the Joint Campus Area Committee (JCAC)

- ID 92877, 92590 & 92602 - 1910 Roth Street & 1201 Huxley Street - Rezoning from TR-U1 to TR-U2, Conditional Use – Residential Building Complex, Certified Survey Map Referral - Combine underlying parcels into one lot by CSM and construct two four-story multi-family dwellings with 163 total units

- ID 92835 - 5926 CTH CV - Extraterritorial Certified Survey Map - Create two commercial lots and one outlot in the Town of Burke

- ID 92840 & 92841 - 2017-2029 Fisher Street - Conditional Use & Certified Survey Map Referral - Combine two parcels into one lot and construct an addition to a place of worship and community center

- ID 92925 - Zoning Text Amendment - Amending MGO Section 28.141(8)(e)3.b. related to exempting electric vehicle (EV) requirements at long-term passenger parking at airports and at intercity bus or railroad passenger depots

- ID 92926 - Zoning Text Amendment - Amending MGO Section 28.104(7) related to building site standards within the Transit Oriented Development (TOD) Overlay District to allow a different building footprint for stories above the first floor

- Upcoming Matters – June 15, 2026

- ID 92878 - Adoption of Southeast Area Plan

- ID 92879 - Adoption of Southwest Area Plan

- ID TBD & 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 Herring Property Subdivision, creating approximately 25 lots for future residential development and 8 outlots to be dedicated or acquired for stormwater management or public park

- Amendments of Tax Incremental Districts 44, 46, 50, 51, 52, 54, 56, and 57

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.