



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, December 1, 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 City of Madison YouTube Channel:
<https://www.youtube.com/user/CityofMadison>
- Television: Watch live on Charter Digital 994 and AT&T U-Verse 99 [Varies by IT]
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 852 2950 4900

****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

Attachments:

[Klebba Public Comment re Demolition Policy 05-23-22.pdf](#)
[McKinley Maple Grove Comment 07-30-22.pdf](#)
[Winston Public Comment 02-27-23.pdf](#)
[Lehnertz Public Comment 04-07-23.pdf](#)
[Judy Public Comment 04-17-23.pdf](#)
[Schluederberg Public Comment 05-15-23.pdf](#)
[Plasterer Public Comment 06-01-23.pdf](#)
[Wagner Public Comment 09-12-23.pdf](#)
[Building Height Limits Comments 09-17 09-21-23.pdf](#)
[Klebba Public Comments re Gentrification 09-27-23.pdf](#)
[Ellickson Comments 11-02-23.pdf](#)
[Reinke Public Comments on LEED and Ted Talk link 11-03-23.pdf](#)
[Erickson Comments 11-21-23.pdf](#)
[Green Public Comment Apartment & Alternatives 03-19-24.pdf](#)
[PC Registrants 3 14 24.pdf](#)
[Roeber Comment 06-05-24.pdf](#)
[Smale Public Comment 06-06-24.pdf](#)
[Caulum Public Comment 06-09-24.pdf](#)
[Still Public Comments 06-08-24.pdf](#)
[Faust Public Comment 06-09-24.pdf](#)
[Mockert Public Comment 06-09-24.pdf](#)
[Comments on the 20240610 PC Meeting.pdf](#)
[Erickson Public Comment 06-21-24.pdf](#)
[Calden Public Comment 06-24-24.pdf](#)
[Green WAP Final Comments 06-26-24.pdf](#)
[Gravatt Public Comment 07-17-24.pdf](#)
[Caz Marie Public Comment 08-13-24 re 603 S Whitney Way](#)
[Lehnertz Comment 08-26-23.pdf](#)
[Alter Public Comments 08-27-24.pdf](#)
[Boulanger Public Comment 09-08-24.pdf](#)
[Women Sports Help Society Public Comment 09-16-24.pdf](#)
[Women's Sports Help Society Public Comments 11-01-24.pdf](#)
[Saleh Comments: Camp Randall Sports Center \(CRSC\) Redevelopment Project](#)
[Brown Comments: Save Wisconsin Track & Field - Change Camp Randall Facility](#)
[Growney Selene Comments 12-04-24.pdf](#)
[Alder Harrington McKinney Email re: Hill Valley 12-06-24.pdf](#)
[Women's Sports Help Society Public Comment 12-19-24.pdf](#)
[Women's Sports Help Society Public Comment Oversight & Investigation into UW](#)
[Smart Growth's Housing Development Program 05-30-25.pdf](#)
[Invitation to Smart Growth's Program about the Housing Development Process](#)
[Stowe-Wulf Public Comment 07-07-25.pdf](#)

[Brophy Public Comment 07-14-25.pdf](#)

[William Dye Public Comment 11-05-25.pdf](#)

[Andy S Public Comment 11-10-25.pdf](#)

[Saloutos Public Comment 11-05-25 \(re: Ruskin St\).pdf](#)

See 'Saloutos Public Comment_11-05-25 (re: Ruskin St)'

Disclosures and Recusals

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

Minutes of the November 17, 2025 Regular Meeting

[https://madison.legistar.com/View.ashx?](https://madison.legistar.com/View.ashx?M=M&ID=1352225&GUID=20BB1CA4-F0B8-45FD-89B2-E12800185519)

[M=M&ID=1352225&GUID=20BB1CA4-F0B8-45FD-89B2-E12800185519](https://madison.legistar.com/View.ashx?M=M&ID=1352225&GUID=20BB1CA4-F0B8-45FD-89B2-E12800185519)

Schedule of Meetings

Regular Meetings:

- Monday, December 15, 2025 and January 12, 2026 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.

New Business

2. [90702](#) Authorizing the City's Participation in the Preparation of a Cooperative Plan Between the Cities of Madison and Middleton, Villages of DeForest and Waunakee, and the Town of Westport Pursuant to Wis. Stat. § 66.0307.

Attachments: [Draft Westport Cooperative Plan Maps.pdf](#)

[Staff Comments.pdf](#)

Plan Commission (12/1/25), Common Council (12/9/25)

Public Hearings

Zoning Map and Ordinance Amendments to Implement Adopted Plans

3. [90552](#) Amending Sections of Chapter 28 of the Madison General Ordinances related to Housing and Auto-Oriented Uses in the Transit Oriented Development Overlay District.

Attachments:[90552 Body](#)[2025-11-18-Staff Presentation to HPC.pdf](#)[11-19-2025 TC TOD Presentation.pdf](#)[90552-6999ProhibitedUsesTOD Auto Sales Rental Proposal.pdf](#)[Zoning Text Memo 12-1-25 TOD 3-4 Unit Prohibited Auto Uses Drive Through I](#)

Plan Commission Public Hearing (12/1/25), Housing Policy Commission (11/18/25),
Common Council (12/9/25)

Additional Referrals to Housing Policy Commission, Transportation Commission

Approval of the proposed changes to the TOD overlay including the proposed amendment
allowing car rentals

4. [90553](#) Creating Section 28.022-00735 of the Madison General Ordinances to change the zoning of property located at 659 North Whitney Way and 5003 University Avenue, Alder District 19, from NMX (Neighborhood Mixed-Use) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00736 of the Madison General Ordinances to change the zoning of property located at 4860 Sheboygan Avenue, Alder District 11, from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District. (District 11, District 19)
- Attachments:** [2025-11-18-Staff Presentation to HPC.pdf](#)
[Locator Maps.pdf](#)
[Staff Comments.pdf](#)
- Plan Commission Public Hearing (12/1/25), Housing Policy Committee (11/18/25), Common Council (12/9/25)
Additional Referral to Housing Policy Committee
5. [90554](#) SUBSTITUTE: Creating Section 28.022-00737 of the Madison General Ordinances to change the zoning of property located at 402-434 Gammon Place, 429 Gammon Place and 433 South Gammon Road from CC (Commercial Corridor) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00738 of the Madison General Ordinances to change the zoning of property located at 5701-5801 Mineral Point Road and 422 South Rosa Road from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District. (District 19)
- Attachments:** [90554 Version 1](#)
[2025-11-18-Staff Presentation to HPC.pdf](#)
[Locator Maps--Gammon Place.pdf](#)
[Locator Maps--Mineral Point-Rosa.pdf](#)
[Staff Comments.pdf](#)
- Plan Commission Public Hearing (12/1/25), Housing Policy Committee (11/18/25), Common Council (12/9/25)
Additional Referral to Housing Policy Committee
6. [90555](#) Creating Section 28.022-00739 of the Madison General Ordinances to change the zoning of property located at 4217-4237 Lien Road, the northern 220 feet of 4301 Lien Road, and 4325-4401 Lien Road from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District. (District 17)
- Attachments:** [2025-11-18-Staff Presentation to HPC.pdf](#)
[Locator Maps.pdf](#)
[Staff Comments.pdf](#)
- Plan Commission Public Hearing (12/1/25), Housing Policy Committee (11/18/25), Common Council (12/9/25)
Additional Referral to Housing Policy Committee
7. [90556](#) Creating Section 28.022-00740 of the Madison General Ordinances to change the zoning of property located at 3245 East Washington Avenue from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District. (District 12)

Attachments: [2025-11-18-Staff Presentation to HPC.pdf](#)
[Locator Maps.pdf](#)
[Staff Comments.pdf](#)

Plan Commission Public Hearing (12/1/25), Housing Policy Committee (11/18/25), Common Council (12/9/25)
Additional Referral to Housing Policy Committee

8. [90557](#) Amending Sections within Chapters 16 and 28 of the Madison General Ordinances to create "Cottage Courts."

Attachments: [90557Body.pdf](#)
[Public Comment 11-11-25.pdf](#)
[2025-11-18-Staff Presentation to HPC.pdf](#)
[90557-7000CottageCourt-OchowiczALT.pdf](#)
[90557-7000CottageCourt_Martinez Rutherford.pdf](#)
[Zoning Text Memo 12-1-25 Cottage Courts 90557.pdf](#)

Plan Commission Public Hearing (12/1/25), Housing Policy Commission (11/18/25), Common Council (12/9/25)
Additional Referral to Housing Policy Committee

Development-Related Requests

9. [89236](#) 139 W Wilson Street (District 4): 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 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.

Attachments: [Locator Maps.pdf](#)
[Application.pdf](#)
[Letter of Intent.pdf](#)
[Project Plans.pdf](#)
[Letter of Intent_Revised.pdf](#)
[Project Plans_Revised.pdf](#)
[Staff Comments.pdf](#)
[Public Comment 10-14-25.pdf](#)
[Public Comment 10-17-25.pdf](#)
[Public Comment 10-29-25.pdf](#)
[Public Comment 10-31-25.pdf](#)
[Public Comments 11-02_11-03-25.pdf](#)
[Public Comment 11-17-25.pdf](#)
[Civil Plans_11-21-25.pdf](#)
[Floor Plans_11-21-25.pdf](#)
[Management Plan_11-21-25.pdf](#)
[Staff Comments Addendum_12-01-25.pdf](#)
[Public Comment 11-24-25.pdf](#)
[Public Comment 11-26-25.pdf](#)

On a motion by Alder Glenn, seconded by Solheim, the Plan Commission voted to re-refer the conditional use request to the November 3, 2025, Plan Commission meeting at the request of the applicant. The motion passed by voice vote/other.

On a motion by Solheim, seconded by Alder Field, the Commission voted to refer the item back to the November 17, 2025 Plan Commission meeting with direction to the applicant to submit the following materials and changes to submitted plans identified by the Commission needed for the proposal to meet conditional use standards 3 and 5:

- A management plan in the form required by the Zoning Administrator that additionally provides sufficient detail regarding issues identified by the Plan Commission necessary to address the concerns raised by the Commission regarding conditional use approval standards 3 and 5, including:

- resident move-in and move-out arrangements (including detailed information regarding the scheduling and area to be used for move in/move out operations),
- management of vehicles parking in loading areas
- short-term delivery and rideshare accommodations;
- refuse pick-up (including scheduling), and
- management and 24-hour contact.

- Minor revisions to the first floor to improve the loading area and accommodate a management office near the loading area and the front entry to the building.

The motion passed by voice vote/other

On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission referred this item to December 1, 2025 at the request of the applicant.

10. [90124](#)

116-124 E Gorham Street (District 2): Consideration of a conditional use in the Downtown Residential 1 (DR1) District for a multi-family dwelling with 13-24 units; and Consideration of a conditional use in the DR1 District for a residential building complex that will contain a relocated carriage house with four (4) dwelling units, the four-story, 18-unit apartment building, and an existing two-story, seven (7)-unit apartment building.

Attachments: [Locator Maps.pdf](#)
 [Application.pdf](#)
 [Letter of Intent.pdf](#)
 [Project Plans.pdf](#)
 [Staff Comments.pdf](#)

Note: Items 11-14 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.

11. [90470](#) 450 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)

Attachments: [Locator Maps.pdf](#)
[425 N Frances 450 W Gilman Demolition Submittal](#)
[90470 - 450 W Gilman LC Demo Report](#)
[Public Comment 11-10-25](#)
[90470 LC Report 11-10-25](#)
[Plan Comm Staff Comments.pdf](#)
[Link to Rezoning Ord File 90538](#)
[Link to Cond Use File 90381](#)
[Link to CSM Reso File 90393](#)

Brian Munson, registering in support and available to answer questions

A motion was made by Arnesen, seconded by Harris, to recommend a finding of (b) as the building has historic value related to the vernacular context of Madison's built environment as an intact building constructed c. 1890, but the building itself is not historically, architecturally or culturally significant. The motion passed by the following vote:

Ayes: 3 - Molly Harris, Edna Ely-Ledesma, and Richard Arnesen

Noes: 1 - John Duncan

Excused: 2 - Jacob Morrison and Maurice Taylor

Non Voting: 1 - Katie Kaliszewski

12. [90538](#) Creating Section 28.022-00733 of the Madison General Ordinances to change the zoning of property located at 450 West Gilman Street and 425 North Frances Street from UMX (Urban Mixed-Use) District to DC (Downtown Core) District. (District 2)

Attachments: [Locator Maps.pdf](#)
[Land Use Application.pdf](#)
[Letter of Intent.pdf](#)
[Staff Comments.pdf](#)
[Link to Demolition File 90470](#)
[Link to Cond Use File 90381](#)
[Link to CSM Reso File 90393](#)
[Ordinance Request.pdf](#)

Plan Commission Public Hearing (12/1/25), Common Council (12/9/25)

13. [90381](#) 425 N Frances Street and 450 W Gilman Street (District 2): Consideration of a conditional use in the [Proposed] Downtown Core (DC) District for a new building with greater than six (6) stories, and consideration of a conditional use in the DC District for outdoor recreation, to allow construction of a sixteen-story mixed-use building with 700 square feet of commercial space and 118 apartments.

Attachments: [Locator Maps.pdf](#)
[Land Use Application.pdf](#)
[Letter of Intent.pdf](#)
[Project Plans \(Large File\).pdf](#)
[Street Tree Report.pdf](#)
[Staff Comments.pdf](#)
[Link to Demolition File 90470](#)
[Link to Rezoning Ord File 90538](#)
[Link to CSM Reso File 90393](#)

14. [90393](#) Approving a Certified Survey Map of property owned by Bella Giardina, LLC and Ridgeview Apartments LLP located at 425 N Frances Street and 450 W Gilman Street (District 2).

Attachments: [Locator Maps.pdf](#)
[CSM Application.pdf](#)
[Letter of Intent.pdf](#)
[Proposed CSM.pdf](#)
[Staff Comments.pdf](#)
[Link to Demolition File 90470](#)
[Link to Rezoning Ord File 90538](#)
[Link to Cond Use File 90381](#)

Plan Commission (12/1/25), Common Council (12/9/25)

Note: Items 15-17 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.

15. [90539](#) Creating Section 28.022-00734 of the Madison General Ordinances to change the zoning of property located at 501 North Whitney Way from NMX (Neighborhood Mixed-Use) District to TSS (Traditional Shopping Street) District. (District 11)

Attachments: [Locator Maps.pdf](#)
[Land Use Application.pdf](#)
[Letter of Intent.pdf](#)
[Staff Comments.pdf](#)
[Link to Cond Use File 90391](#)
[Link to CSM Reso File 90394](#)
[Ordinance Request.pdf](#)

Plan Commission Public Hearing (12/1/25), Common Council (12/9/25)

16. [90391](#) 501 N Whitney Way (District 11): Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District and Transit-Oriented Development Overlay District for a multi-family dwelling with greater than 36 units; and consideration of a conditional use in the TSS District for a building taller than four stories and 60 feet in the TOD overlay district, all to allow

construction of a five-story, 42-unit multi-family dwelling.

Attachments: [Locator Maps.pdf](#)
[Application.pdf](#)
[Letter of Intent.pdf](#)
[Project Plans.pdf](#)
[Staff Comments.pdf](#)
[Link to Rezoning Ord File 90539](#)
[Link to CSM Reso File 90394](#)

17. [90394](#) Approving a Certified Survey Map of property owned by Eight and Eight Partnership located at 501 N Whitney Way (District 11).

Attachments: [Locator Maps.pdf](#)
[CSM Application.pdf](#)
[Letter of Intent.pdf](#)
[Proposed CSM.pdf](#)
[Staff Comments.pdf](#)
[Link to Rezoning Ord File 90539](#)
[Link to Cond Use File 90391](#)

Plan Commission (12/1/25), Common Council (12/9/25)

Member Announcements, Communications or Business Items

Secretary's Report

- Upcoming Matters – December 15, 2025

- Planning Division Update on the Southwest Area Plan and Southeast Area Plan
- ID 90612 - 203-215 N Blount Street and 710-712 E Dayton Street - PD(GDP-SIP) Alteration to construct a four-story, 16-unit multi-family dwelling in place of approved 8-unit multi-family dwelling
- ID TBD, 90613 & 90617 - 33 W Johnson Street - Rezoning from PD to UMX, Conditional Use and Certified Survey Map Referral - Create two lots by CSM and construct eight-story, 205-room hotel on proposed Lot 1
- ID TBD, 90614 & 90618 - 411-433 W Gilman Street - Rezoning 411 W Gilman from DC to UMX, Conditional Use and Certified Survey Map Referral - Rezone 411 W Gilman Street, construct 15-story mixed-use building with 2,550 square feet of commercial space and 260 multi-family units on one lot
- ID TBD - 5015 Sheboygan Avenue - Amended PD(GDP-SIP) to construct a one-story, 10,700 square-foot clubhouse for Monticello Apartments
- ID 90615 - 3205 Stevens Street - Conditional Use – Residential Building Complex - Construct two (2) four-story, 26-unit multi-family dwellings, a two-story, three-unit multi-family dwelling, and two (2) two-story, four-unit multi-family dwellings in existing residential building complex
- ID 90616 - 111 N Walter Street, Lot 10, Starkweather Plat - Preliminary Plat and Final Plat of First Addition to Starkweather Plat, creating 12 lots for single-family attached dwellings and one private outlot for access and utilities
- ID 90634 & 90636 - 6004 Commercial Avenue and 602-902 Reiner Road - Revised Preliminary Plat and Final Plat of Reiland Grove and approving the first final plat of Reiland Grove to create 125 lots for 88 single-family detached residences, 36 lots for 18 two-family residences, one lot for a subdivision “community” center, two outlots for stormwater management, one outlot for private open space, and six outlots for future development
- ID 90800 & 90806 - 2926 Atwood Avenue and 232-238 S Fair Oaks Avenue - Conditional Use and Certified Survey Map Referral - Construct four-story mixed-use building with 3,900 square feet of retail and 33 dwelling units on one lot following demolition of two buildings
- ID 90801 - 4000-4150 Packers Avenue - Final Plat of Raemisch Farm Development, First Addition, creating 76 residential lots, 1 lot for urban agriculture and open space, 1 outlot for public parkland and 1 outlot for private open space
- ID 90802 - 2150 Commercial Avenue - Certified Survey Map Referral to create two lots in RMX zoning
- ID 90908 - Zoning Text Amendment - Amending Sections within MGO Chapter 28 to allow a reduced rear setback if adjacent to a publicly owned multi-use path

- Upcoming Matters – January 12, 2026

- ID 90540 - 1111 Highland Avenue - Amended UW-Madison CI District Master Plan to allow construction of a three-story, 54,260 square-foot addition to University Hospital (WIMR)
- ID 90803 - 7401 Mineral Point Road - Conditional Use - Construct restaurant with drive-thru window in planned multi-use site

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.