



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 15, 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: 892 4003 6125

****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 December 1, 2025 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1235191&GUID=CD4407DF-FA90-4EEF-8810-43841E5AC497](https://madison.legistar.com/View.ashx?M=M&ID=1235191&GUID=CD4407DF-FA90-4EEF-8810-43841E5AC497)

Schedule of Meetings

Regular Meetings:
- Monday, January 12 and February 2, 16, 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.

Public Hearings

Zoning Text Amendments

2. [90908](#) Amending Sections within Chapter 28 of the Madison General Ordinances to allow reduced rear setback if adjacent to publicly-owned multi-use path.

Development-Related Requests

3. [90612](#) 203-215 N Blount Street and 710-712 E Dayton Street (District 6):
Consideration of an alteration to an approved Planned Development District-General Development Plan and Specific Implementation Plan

(PD-GDP-SIP) to allow construction of a four-story, 16-unit multi-family dwelling in place of an approved eight-unit multi-family dwelling, and to allow a change in building material on an existing two-story, two-unit multi-family dwelling.

4. [90616](#) Approving the preliminary plat and final plat of *First Addition to Starkweather Plat* on land addressed as 111 N Walter Street (District 15).
5. [90801](#) Approving the final plat of *Raemisch Farm Development, First Addition* on land generally addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue (District 18).
6. [90802](#) SUBSTITUTE Approving a Certified Survey Map of property owned by OM Land, LLC located at 2150 Commercial Avenue (District 12).

Note: Items 7-9 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.

7. [90634](#) Approving the revised preliminary plat of *Reiland Grove* on property addressed as 6004 Commercial Avenue and 602-902 Reiner Road (District 3).
8. [90920](#) 6004 Commercial Avenue and 602-902 Reiner Road (District 3): Consideration of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the Reiland Grove subdivision to reflect changes to the development shown on a revised preliminary plat.
9. [90636](#) Approving the final plat of *Reiland Grove* on land addressed as 6004 Commercial Avenue and 602-902 Reiner Road (District 3).

Note: Items 10 and 11 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. Because it no longer requires approval of a conditional use to proceed as proposed, Item 10 should be placed on file without prejudice.

10. [90800](#) 2926 Atwood Avenue and 232-238 S Fair Oaks Avenue (District 15): Consideration of a conditional use in the Traditional Shopping Street (TSS) District and Transit-Oriented Development Overlay District to modify the required rear yard height transition to a residential district to allow construction of a four-story mixed-use building with approximately 3,900 square feet of commercial space and 31 dwelling units following demolition of two buildings.
11. [90806](#) Approving a Certified Survey Map of property owned by Trinova Ventures LLC located at 2926 Atwood Avenue and 232-238 S Fair Oaks Avenue (District 15).

Note: Items 12 should be referred to January 12, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission.

12. [90615](#) 3205 Stevens Street (District 5): Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for outdoor recreation, and consideration of an alteration to an approved conditional use for a residential building complex in the Suburban Residential-Varied 2 (SR-V2) District to allow construction of 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 an existing residential building complex.

Note: Items 13-15 should be referred to January 12, 2026 pending a recommendation by the Urban Design Commission on Item 14.

13. [90915](#) Creating Section 28.022-00741 of the Madison General Ordinances to change the zoning of property located at 33 West Johnson Street from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 4)
14. [90613](#) 33 W Johnson Street (District 4): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building with greater than six (6) stories to allow construction of an eight-story, 205-room hotel.
15. [90617](#) Approving a Certified Survey Map of property owned by Drury Madison, LLC located at 33 W Johnson Street (District 4).

Note: Items 16-18 should be referred to February 2, 2026 pending a recommendation by the Landmarks Commission on the demolition of the existing buildings on the subject site.

16. [90916](#) Creating Section 28.022-00742 of the Madison General Ordinances to change the zoning of property located at 411 West Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District. (District 2)
17. [90614](#) 411-433 W Gilman Street (District 2): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) 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 fifteen-story mixed-use building with 2,550 square feet of commercial space and 260 multi-family units.
18. [90618](#) Approving a Certified Survey Map of property owned by LCD Acquisitions, LLC located at 411-433 W Gilman Street (District 2).

Note: Items 19 should be referred to February 2, 2026 pending a recommendation by the Urban Design Commission.

19. [90936](#) Creating Section 28.022-00743 of the Madison General Ordinances to change the zoning of property located at 5025 Sheboygan Avenue from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00744 to approve a

Specific Implementation Plan. (District 11)

Area Plan Updates

Note: Items 20 and 21 will be discussed together. Following presentations and discussion, no action will be taken on those items.

- 20. [88388](#) Planning Division staff update - Southwest Area Plan
- 21. [88389](#) Planning Division staff update - Southeast Area Plan

Member Announcements, Communications or Business Items**Secretary's Report****- Annual Statement of Interest Forms**

** Note: The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms are due on January 6, 2026. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- ID 90174 & 90019 - 1201-1241 Moorland Road - Rezoning from SR-C1 to A and Certified Survey Map to rezone 1233-1241 Moorland Road and re-divide - Approved on November 25, 2025 subject to Plan Commission recommendation
- ID 90173 - 1201-1241 Moorland Road - Official Map Amendment to remove mapped reservation for future street - Approved on November 25, 2025 subject to Plan Commission recommendation
- ID 90103 - 975 University Avenue - Official Map Amendment to remove mapped reservations for future streets - Approved on November 25, 2025 subject to Plan Commission recommendation
- ID 90536 - 801 S Whitney Way - Rezoning from CN to PR for Well 12 redevelopment - Approved on November 25, 2025 subject to Plan Commission recommendation
- ID 90537 & 90127 - 3618 Milwaukee Street - Rezoning from TR-C1 to CC-T and TR-U2 and Certified Survey Map to create three lots and one outlot - Approved on November 25, 2025 subject to Plan Commission recommendation
- ID 90538 & 90393 - 425 N Frances Street and 450 W Gilman Street - Rezoning from UMX to DC and Certified Survey Map for mixed-use redevelopment on one lot - Approved on December 9, 2025 subject to Plan Commission recommendation
- ID 90539 & 90394 - 501 N Whitney Way - Rezoning from NMX to TSS and Certified Survey Map to construct a multi-family dwelling on one lot - Approved on December 9, 2025 subject to Plan Commission recommendation
- ID 90552 - Amending Sections of Chapter 28 related to Housing and Auto-Oriented Uses in the Transit Oriented Development Overlay District - Approved on December 9, 2025 subject to Plan Commission recommendation
- ID 90553 - 659 N Whitney Way, 5003 University Avenue, and 4860 Sheboygan Avenue - Rezoning from NMX and SE to RMX consistent with West Area Plan - Approved on December 9, 2025 subject to Plan Commission recommendation
- ID 90554 - 402-434 and 429 Gammon Place, 433 S Gammon Road, 5701-5801 Mineral Point Road, and 442 S Rosa Road - Rezoning from CC and SE to RMX consistent with West Area Plan - Approved on December 9, 2025 subject to Plan Commission recommendation

recommendation

- ID 90555 - 4217-4401 Lien Road and the north 220 feet of 4301 Lien Road - Rezoning from CC to CC-T consistent with Northeast Area Plan - Approved on December 9, 2025 subject to Plan Commission recommendation

- ID 90556 - 3245 E Washington Avenue - Rezoning from TR-C1 to CC-T consistent with Northeast Area Plan - Approved on December 9, 2025 subject to Plan Commission recommendation

- ID 90557 - Amending Sections within MGO Chapters 16 and 28 to create "Cottage Courts." - Approved on December 9, 2025 subject to Plan Commission recommendation

- Upcoming Matters – January 12, 2026

- ID 90540 - 1111 Highland Avenue - Amended CI District Master Plan for the UW-Madison campus 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

- ID 91149 - 2401 Grimm Street - Conditional Use for indoor recreation (skating rink) in existing commercial building

- Upcoming Matters – February 2, 2026

- ID TBD & 91150 - 1936 Tennyson Lane - Rezoning from PD to SR-V2 and Conditional Use - Rezone existing multi-family dwelling and assisted living facility to allow addition of daycare center tenant within building

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.