



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.*

Tuesday, March 31, 2026

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 206 (Madison Municipal Building)

SPECIAL MEETING OF THE PLAN COMMISSION

****Note** This meeting is being held in person.**

Important information regarding how to listen to or watch and participate in this in-person 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 nor 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, you must attend in person. You can register to speak in person or at <https://www.cityofmadison.com/MeetingRegistration>.

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

- Attend in person in Room 206 of the Madison Municipal Building

****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.

Schedule of Meetings

Regular Meetings:

- Monday, April 13, 27 and May 11, 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))

Special Items of Business

2. [92430](#) Planning Division Annual Report and 2026 Work Plan Highlights
3. [92440](#) Housing Forward Updates
4. [92445](#) Overview of Single- and Two-Family Planned Development Rezoning
5. [92435](#) Housing Snapshot Report

Member Announcements, Communications, or Business Items

Secretary's Report

- Recent Common Council Actions

- ID 90916 & 90618 - 411-433 W Gilman Street - Rezoning 411 W Gilman from DC to

UMX and Certified Survey Map for proposed mixed-use development - Approved on March 24, 2026 subject to Plan Commission recommendations
- ID 92007 & 91902 - 10201 Hazy Sky Parkway and 726 Sugar Maple Lane - Rezoning from Temp. A to TR-P
and Certified Survey Map - Create two lots and one outlot for public path purposes - Approved on March 24, 2026 subject to Plan Commission recommendations

- Upcoming Matters – April 13, 2026

- ID 90614, 91234 & 91236 - 411-433 W Gilman Street - Conditional Use and Demolitions - Construct 15-story mixed-use building with 2,550 square feet of commercial space and 260 multi-family units following demolition of 415 and 433 W Gilman Street
- ID 92209, 91908 & 91912 - 2066-2094 Helena Street - Rezoning from TE to TSS, Conditional Use & Certified Survey Map Referral - Construct three-story, 61-unit multi-family dwelling on one lot following demolition of existing industrial buildings
- ID 92234 - 1051 S Pleasant View Road - Conditional Use - Construct five-story, 226-unit multi-family dwelling with outdoor pool
- ID 92235 - 1602 Gilson Street - Conditional Use for amplified sound in outdoor eating area of restaurant
- ID 92236 & 92238 - 1111-1135 Regent Street and 2 S Mills Street - Conditional Use & Certified Survey Map Referral - Construct six-story mixed-use building with 1,200 square feet of commercial space and 111 dwelling units on one lot
- ID 92237 - 7601 Ganser Way - Conditional Use for outdoor recreation (pool) for a six-story, 134-unit multi-family dwelling

- Upcoming Matters – April 27, 2026

- ID 90803 - 7401 Mineral Point Road - Conditional Use - Construct two-story multi-tenant commercial building with drive-thru window in planned multi-use site
- ID 91293 - 111 N Walter Street - Conditional Use – Residential Building Complex - Construct two six-unit townhouse buildings and a shared storage building (Revised plans)
- 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 in Urban Design Dist. 4
- ID 91647 - 1010 Ann Street - Conditional Use - Construct private parking facility for adjacent auto sales business
- 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
- ID 92387 & 92388 - 1051 S Pleasant View Road & 1050 S High Point Road - Revised Preliminary Plat and Revised Final Plat - 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
- ID 92344 - Zoning Text Amendment - Amending various sections of Chapter 28 of the Madison General Ordinances to add “Fairground” as an accessory use

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.

