



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, March 16, 2026

5:30 PM

****Virtual Meeting****

****Note** Quorum of the Common Council may be in attendance at this 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: 854 1070 1762

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

See 'Public Comments re: Development of 117 N Gammon Rd'.

Note: The Planning Division is aware of interest in developing 117 N Gammon Road with a multi-family dwelling. However, no applications have been submitted for formal review as of March 2, 2026.

Disclosures and Recusals

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

Minutes of the March 2, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1347451&GUID=465F5A54-ED60-4AD9-9613-D6A8C6594E94](https://madison.legistar.com/View.ashx?M=M&ID=1347451&GUID=465F5A54-ED60-4AD9-9613-D6A8C6594E94)

Schedule of Meetings

Regular Meetings:

- Monday, April 13, 27 and May 11, 2026 at 5:30 p.m. (Virtual)

Special Meeting:

- Tuesday, March 31, 2026 at 5:00 p.m. (Room 206, 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.

New Business

2. [92192](#) Authorizing the City to Enter into a Cooperative Plan Between the Town of Westport, the Cities of Madison and Middleton, and the Villages of Deforest and Waunakee.

Public Hearings

Development-Related Requests

3. [91903](#) 2302 Willard Avenue (District 15): Consideration of a conditional use in the Traditional Residential-Varied 1 (TR-V1) District to allow a home occupation in an accessory building.

Note: Items 4-9 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.

4. [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)
5. [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 sixteen-story mixed-use building with 2,544 square feet of commercial space and 258 multi-family units.
6. [91233](#) 411 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)
7. [91234](#) 415 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)
8. [91236](#) 433 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)
9. [90618](#) Approving a Certified Survey Map of property owned by LCD Acquisitions, LLC located at 411-433 W Gilman Street (District 2).

Note: Items 10-12 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.

10. [91459](#) 5534 Medical Circle - Consideration of a demolition permit to demolish a commercial building (District 19)
11. [91512](#) 5555 Odana Road and 5534 Medical Circle; Urban Design Dist. 3 (District 19): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for dwelling units in a mixed-use building with greater than 60 units; and consideration of a conditional use in the CC-T District for a building taller than five stories and 78 feet, all to allow construction of a six-story mixed-use building containing approximately 1,300 square feet of commercial

space and 154 dwelling units adjacent to Odana Road and a five-story mixed-use building with 6,450 square feet of commercial space and 73 dwelling units adjacent to Medical Circle.

12. [91514](#) Approving a Certified Survey Map of property owned by BHP, LLC located at 5555 Odana Road and 5534 Medical Circle (District 19).

Note: Items 13 and 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.

13. [92007](#) Creating Section 28.022-00747 of the Madison General Ordinances to change the zoning of property located at 726 Sugar Maple Lane from Temp. A (Agricultural) District to TR-P (Traditional Residential-Planned) District. (District 1)
14. [91902](#) Approving a Certified Survey Map of property owned by VH Birchwood South, LLC located at 726 Sugar Maple Lane and 10201 Hazy Sky Parkway (District 1).

Member Announcements, Communications or Business Items

Secretary's Report

- Recent Common Council Actions

- ID 91804 - 2400-2402 Darwin Road - Rezoning from IL to AP - Approved on March 10, 2026 subject to Plan Commission recommendation
- ID 91513 - 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street - Certified Survey Map to create one lot in RMX zoning - Approved on March 10, 2026 subject to Plan Commission recommendation
- ID 91645 - 1050 S High Point Road and 1051 S Pleasant View Road - Final Plat of Second Addition to Hill Valley - Approved on March 10, 2026 subject to Plan Commission recommendation

- Upcoming Matters – April 13, 2026

- 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 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 TBD & 92239 - 822 Pulley Drive - Rezoning from SR-C1 to SR-C2 & Certified Survey Map Referral - Create two lots in [Proposed] SR-C2 zoning

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.

Announcements

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.