



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, April 27, 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: 844 6294 2613

****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 April 13, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1347454&GUID=2C09F433-06B8-4AB2-9788-603A0B9F96DC](https://madison.legistar.com/View.ashx?M=M&ID=1347454&GUID=2C09F433-06B8-4AB2-9788-603A0B9F96DC)

Schedule of Meetings

Regular Meetings:

- Monday, May 11 and June 1, 15, 29, 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

Zoning Text Amendments

2. [92344](#) Amending various sections of Chapter 28 of the Madison General Ordinances to add "Fairground" as an accessory use.

Development-Related Requests

3. [90803](#) 7401 Mineral Point Road (District 9): Consideration of a conditional use for a major alteration to a planned multi-use site with 40,000 square feet or more of floor area of which 25,000 square feet or more is designed as retail, a hotel or motel, and consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Zoning Overlay for a drive-through window for a restaurant.
4. [91293](#) 111 N Walter Street (District 15): Consideration of a conditional use in the Traditional Residential-Varied 2 (TR-V2) District for a residential building complex containing two six-unit townhouse buildings with a shared storage building, parking, and open space.
5. [91647](#) 1010 Ann Street (District 14): Consideration of a conditional use in the Commercial Center (CC) District for a private parking facility in the Transit-Oriented Development (TOD) zoning overlay.

Note: Items 6 and 7 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.

6. [92236](#) 1111-1135 Regent Street and 2 S Mills Street (District 13): Consideration of a conditional use in the Traditional Shopping Street (TSS) District and Transit-Oriented Development (TOD) Overlay District for dwelling units in a mixed-use building with greater than 60 units; consideration of a conditional use in the TSS District and TOD Overlay District for a building taller than four stories and 60 feet in height; consideration of a conditional use in the TSS District and TOD Overlay District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner; and consideration of a conditional use in the TSS District to modify the required side yard height transition to a residential district, all to allow construction of a six-story mixed-use building with 1,200 square feet of commercial space and 111 dwelling units.
7. [92238](#) Approving a Certified Survey Map of property owned by Peerless Development Co. located at 1111-1135 Regent Street and 2 S Mills Street (District 13).

Note: Items 8 and 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.

8. [92348](#) Creating Section 28.022-00750 of the Madison General Ordinances to change the zoning of property located at 822 Pulley Drive from SR-C1 (Suburban Residential-Consistent 1) District to SR-C2 (Suburban Residential-Consistent 2) District. (District 3)

9. [92239](#) Approving a Certified Survey Map of property owned by Werth Company, LLC located at 822 Pulley Drive (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.

10. [92387](#) Approving the second revised preliminary plat of *Hill Valley* on property generally addressed as 1050 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail (District 1).
11. [92388](#) Approving the revised final plat of *First Addition to Hill Valley* on land generally addressed as 1051 S Pleasant View Road and 1050 S High Point Road (District 1).

Member Announcements, Communications or Business Items

Secretary's Report

- Recent Common Council Actions

- ID 92209 & 91912 - 2066-2094 Helena Street - Rezoning from TE to TSS & Certified Survey Map Referral - Approved on April 21, 2026 subject to the recommendations of the Plan Commission

- Upcoming Matters – May 11, 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 92755 & 92396 - 5817 Halley Way - Amended PD(SIP) & Conditional Use - Construct five-story, 97-unit multi-family dwelling with outdoor recreation (pickleball court)

- ID 92756 - 7901-7913 E Buckeye Road and 7102-7270 Maahic Way - Rezoning from CC-T and CN to Amended PD(GDP-SIP) - Rezone 7901, 7905 & 7913 E Buckeye Road to PD, amend General Development Plan and approve Specific Implementation Plan for Rodefild Landfill to relocate and expand space on the campus for materials recycling

- ID 92588 - 406 N Frances Street - Conditional Use for an outdoor eating area of a restaurant open after 9:00 PM with amplified sound

- ID 92589 - 7021 Cottage Grove Road - Certified Survey Map Referral - Create two residential lots in A (Agricultural) zoning

- 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 TBD, 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

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.