



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, February 13, 2023

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://media.cityofmadison.com/mediasite/showcase>
- 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: 835 6367 9388

****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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE JANUARY 23, 2023 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1008287&GUID=4B41BE68-E4AA-4E30-BE01-AB7263BC377B](https://madison.legistar.com/View.ashx?M=M&ID=1008287&GUID=4B41BE68-E4AA-4E30-BE01-AB7263BC377B)

SCHEDULE OF MEETINGS

Regular Meetings:
- February 27 and March 13, 27, 2023

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. [75856](#) Amending the Stoughton Road Revitalization Project Plan to add a note to the "Proposed Land Use Classifications" Map to allow consideration of a specific land use proposal.

PUBLIC HEARINGS

Tax Incremental Finance Districts

3. [75795](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #36 (Capitol Gateway), City of Madison.
4. [75798](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #37 (Union Corners), City of Madison.

5. [75808](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #42 (Wingra), City of Madison.
6. [75809](#) Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #51 (South Madison), City of Madison.

Development-Related Requests

7. [75244](#) Approving the revised preliminary plat and final plat of Fox Knoll on land addressed as 10451 Old Sauk Road and 621 Pioneer Road; 9th Ald. Dist.
8. [75245](#) 1650 Pankratz Street; 12th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for warehousing and storage to allow construction of an office, warehousing, and distribution facility for the South Central Library System.

Extraterritorial Land Division

9. [75401](#) Adjacent to 2876 Siggelkow Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create one residential lot and one lot for farmland preservation from Parcel No. 0711-311-8010-0.

Zoning Text Amendment

10. [74885](#) Amending Supplemental Regulations within Section 28.151 MGO and Definitions within Section 28.211 of the Madison General Ordinances to Update Definitions of "Family".

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 4205 Portage Road - Create four lots by CSM - Adopted subject to Plan Commission recommendation on February 7, 2023
- 6604 Odana Road - Rezoning from CC to CC-T for six-story mixed-use building with 2,200 square feet and 87 apartments - Adopted subject to Plan Commission recommendation on February 7, 2023
- 4522 E Washington Avenue - Create two commercial lots by CSM - Adopted subject to Plan Commission recommendation on February 7, 2023
- 6853 McKee Road - Amended PD(GDP) for future construction of mixed-use, multi-family, and commercial buildings - Adopted subject to Plan Commission recommendation and revised zoning text on February 7, 2023
- 1309-1311 Theresa Terrace - Rezoning from SR-C3 to SR-V1 to construct three-unit single-family attached dwelling - Adopted subject to Plan Commission recommendation on February 7, 2023

- 1401-1403 Theresa Terrace - Rezoning from SR-C3 to SR-V1 to construct three-unit single-family attached dwelling - Adopted subject to Plan Commission recommendation on February 7, 2023
- 4846 Eastpark Boulevard - Amending Rattman Neighborhood Development Plan, rezoning from SEC to TR-U2 and CC-T and the Preliminary Plat and Final Plat of The American Center Eastpark Fifth Addition, creating two lots for future mixed-use development, seven lots for future multi-family development, one outlot for private parkland, and one outlot for public stormwater management - Adopted subject to Plan Commission recommendation on February 7, 2023

- Upcoming Matters – February 27, 2023

Odana Area Plan Implementation Items:

- Official Map Amendment to map reservations for Genomic Drive and Charmany Drive extensions in the University Research Park area
- Official Map Amendment to map reservations for various future public streets on the parcels commonly known as West Towne and on surrounding properties
- 7701-7717 Mineral Point Rd, 7802-7878 Big Sky Dr, et al - Rezone from PD to RMX and CC & SR-V2 to RMX (Area 1)
- Rezone West Towne Mall Area from CC to RMX (Area 2)
- 6405-6701 Mineral Point Rd., 6502-6602 Grand Teton Plz., et al - Rezone from SE & CC to RMX and SE to CC-T (Area 3)
- 5922 Research Park Blvd & 6101 Mineral Point Road Rezone from CC-T & MXC to RMX, CC-T & SE (Area 4)
- 406-440 Science Drive, 401-441 Charmany Drive, et al - Rezone from SE to RMX (Area 5)
- 5501-5601 Research Park Blvd, 621-645 Science Dr, et al - Rezone from SE to RMX (Area 6)
- 606-670 S Whitney Way - Rezone from CC to RMX (Area 7)

Other Items:

- Zoning Text Amendment - Amending Sections 28.078 and 28.079 to eliminate the Residential Point System for Downtown Residential 1 (DR1) and Downtown Residential 2 (DR2) districts.
- Zoning Text Amendment - Amending Sections 28.071 and 28.134 to clarify the maximum stories and feet in the Downtown Height Map.
- 4009 Birch Avenue - Demolition Permit - Demolish single-family residence
- 141 S Butler Street - Conditional Use - Convert hostel into mission house

- Upcoming Matters – March 13, 2023

- 1601-1617 Sherman Avenue - Demolition Permit, SE to TR-U2, Conditional Use, and Certified Survey Map Referral - Demolish two-story office building to construct residential building complex with 311 apartments in two five-story buildings and 20 townhouse units in three two-story buildings and CSM to create three lots for residential development and one outlot for stormwater management
- Zoning Text Amendment - Amending Subsections (a) and (b) of Supplemental Regulations related to Keeping of Chickens within MGO Section 28.151 to increase the number of chickens allowed as an accessory use

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 75227, Registrants for 2023 Plan Commission Meetings.