



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, January 24, 2022

5:30 PM

****Virtual Meeting****

Some or all of the members of the Plan Commission, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.

The City of Madison is holding this Plan Commission meeting virtually to help protect our community during the Coronavirus (COVID-19) pandemic.

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: 955 2573 8418

****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**COMMUNICATIONS, DISCLOSURES AND RECUSALS**

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

PUBLIC COMMENT

1. [60306](#) Plan Commission Public Comment Period

MINUTES OF THE JANUARY 10, 2022 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=900219&GUID=763A858C-641E-4F54-8DFE-A5702E2F098F](https://madison.legistar.com/View.ashx?M=M&ID=900219&GUID=763A858C-641E-4F54-8DFE-A5702E2F098F)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, February 7, 21 and March 7, 21, 2022

Special Meeting/Working Session:
- Thursday, March 24, 2022 at 5:00 p.m.

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

Subdivision

2. [68204](#) Approving the preliminary plat of *University Research Park-Pioneer First Addition Replat* on property generally addressed as 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing; 1st Ald. Dist.

Zoning Map Amendments & Related Items

3. [68639](#) Creating Section 28.022-00524 of the Madison General Ordinances to change the zoning of property located at 1017 N. Sherman Avenue, 12th Aldermanic District, from IG (Industrial - General) District to CC-T (Commercial Corridor - Transitional) District.

Note: Items 4 and 5 are related and should be considered together

4. [68647](#) Creating Section 28.022-00530 of the Madison General Ordinances to rezone property located at 511 S. Ingersoll Street, 6th Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00531 to approve a Specific Implementation Plan.
5. [68198](#) Approving a Certified Survey Map of property owned by BJV Olson Properties, LLC located at 511 S Ingersoll Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.

Conditional Use Request

Note: Item 6 should be referred to a future meeting (no date specified) pending a recommendation by the Urban Design Commission

6. [68200](#) 6831 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window; and consideration of a conditional use in the CC District for a major alteration to a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use to allow construction of a one-story restaurant with vehicle access sales and service window.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Filing of Statement of Interest

** 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 4, 2022. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- 702 N Midvale Boulevard and 401 N Segoe Road - SE and PD to Amended PD(GDP) for an amended and expanded General Development Plan for Hilldale Shopping Center to include additional commercial, hotel, and residential uses - Adopted subject to Plan Commission recommendation on January 18, 2022
- 9304-9332 Tawny Acorn Dr., 560-580 Redan Dr., et al - TR-C3 to TR-P, TR-P Amendment, Preliminary Plat, and Final Plat of "Acacia Ridge Replat No. 2," replatting 100 single-family lots into 104 single-family lots and replatting two outlots for public alleys - Adopted subject to Plan Commission recommendations on January 18, 2022

- Upcoming Matters – February 7, 2022

- Adopting the Greater East Towne Plan
- 4000-4150 Packers Avenue and 4201 N Sherman Avenue - Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat of "Raemisch Farm Development," creating 98 single-family lots, six lots for future multi-family development, two lots for future mixed-use/commercial development, two outlots for public stormwater management and wetland protection, one outlot for public parkland, and one outlot for private open space
- 10451 Old Sauk Road and 621 Pioneer Road - A to TR-C3 and Preliminary Plat and Final Plat of "Fox Knoll," (expanded subdivision) creating 74 single-family lots, two outlots for public stormwater management, and one outlot for a water tower
- 1301 Regent Street - Conditional Use for a restaurant-nightclub in existing commercial building
- 6717 Odana Road - Conditional Use for animal boarding tenant in a multi-tenant commercial building

- Upcoming Matters – February 21, 2022

- 2206 University Avenue - Conditional Use Alteration for amended plans for a six-story mixed-use building with approx. 800 sq. ft. of commercial space and 79 apartments
- 3005 University Avenue - Demolition Permit - Demolish one-story restaurant-tavern
- Adjacent to 2862 Siggelkow Road - Extraterritorial Certified Survey Map to create one residential lot and lot for farmland preservation in the Town of Cottage Grove
- 5426 Fen Oak Drive - Certified Survey Map Referral and Conditional Use - Create two lots for future employment and construct 32,566 sq. ft. office/ warehouse/distribution facility on proposed Lot 1

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 69103, Registrants for 2022 Plan Commission Meetings.