



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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](http://www.madisoncitychannel.tv).*

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Monday, February 7, 2022

5:30 PM

**\*\*Virtual Meeting\*\***

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**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](mailto: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: 944 1430 5368

**\*\*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 24, 2022 REGULAR MEETING**

[https://madison.legistar.com/View.ashx?  
M=M&ID=900212&GUID=8ABCD131-AAD1-47B9-9C5A-C05F36169E9C](https://madison.legistar.com/View.ashx?M=M&ID=900212&GUID=8ABCD131-AAD1-47B9-9C5A-C05F36169E9C)

**SCHEDULE OF MEETINGS**

Regular Meetings:  
- Mondays, February 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.

**NEW BUSINESS**

2. [69492](#) Authorizing the City of Madison Planning Division to restart the Shady Wood Neighborhood Development Plan planning process
3. [69493](#) Authorizing the development of a neighborhood plan for the Hawthorne-Truax Area
4. [68802](#) Adopting the Greater East Towne Plan as a supplement to the Comprehensive Plan and directing staff to implement the recommendations contained in the plan.

**PUBLIC HEARINGS****Zoning Map Amendments & Related Requests**

Note: Item 5 should be referred to February 21, 2022 at the request of the applicant

5. [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 6 and 7 are related and should be considered together

6. [69273](#) SUBSTITUTE. Creating Section 28.022 - 00539 of the Madison General Ordinances to change the zoning of property located at 10451 Old Sauk Road, 9th Aldermanic District, from A (Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District.
7. [68697](#) Approving the preliminary plat and final plat of *Fox Knoll* on land addressed as 10451 Old Sauk Road and 621 Pioneer Road; 9th Ald. Dist.

Note: Items 8 and 9 are related and should be considered together

8. [69274](#) Creating Section 28.022 - 00534 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) District to TR-C3 (Traditional-Residential-Consistent 3) District; and creating Section 28.002 - 00535 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022-536 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary

Agricultural) to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022 - 00537 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District; and creating Section 28.022-538 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CN (Conservancy) District.

9. [68696](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 18th Ald. Dist.

#### Conditional Use Requests

10. [68715](#) 1301 Regent Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a restaurant-nightclub.
11. [69101](#) 6717 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for animal boarding to allow an animal boarding tenant in a multi-tenant commercial building.

#### Subdivision

12. [69715](#) Re-approving the final plat of the *Element District* subdivision on land generally addressed as 5501 Mineral Point Road and 425-441 Charmany Drive; 19th Ald. Dist.

### BUSINESS BY MEMBERS

#### SECRETARY'S REPORT

##### - Recent Common Council Actions

- Preliminary Plat of University Research Park–Pioneer 1st Addition Replat - Approved subject to Plan Commission recommendation on February 1, 2022
- 511 S Ingersoll Street - TR-C4 to PD(GDP-SIP) and Certified Survey Map creating two residential lots and one institutional lot - Approved subject to Plan Commission recommendation on February 1, 2022

##### - Upcoming Matters – February 21, 2022

- (Tentative) Staff update on “Housing Forward” initiatives
- 2206 University Avenue - Conditional Use Alteration - Approve amended plans for a six-story mixed-use bldg. 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 in the Town of Cottage Grove creating one residential lot and lot for farmland preservation

- 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
- 2021 Planning Division Annual Report

### **- Upcoming Matters – March 7, 2022**

- 2902 Dryden Drive - Demolition Permit and Conditional Use - Demolish former bank to construct a four-story, 45-unit apartment building in a planned multi-use site
- Zoning Text Amendment - Amend Ch. 28 to create an outdoor eating area, temporary, associated with a food and beverage establishment as a use category in Ch. 28, amending Tables 28D-2, 28E-2, 28F-1 and 28G-1 to include the new use category, and amending Subchapter 28J: Supplemental Regulations
- 614 University Avenue - Conditional Use for a nightclub
- 2702 Agriculture Drive - Conditional Use for an auto repair business
- 557 North Street - Conditional Use for a restaurant-tavern/brewpub, freestanding vending, and outdoor eating area uses

#### Oscar Mayer Special Area Plan-Related Items:

- 1010 North Street - TR-C4 to PR
- 910 Oscar Ave, 1201 Huxley St, 1910 Roth St., et al - CC-T, IL, and IG to IL, RMX, CC-T, TR-U1, and TR-U2
- 2007 Roth St., 1810 & 1834 Commercial Ave., et al - IL and IG to CN, RMX and TR-U2
- 1802-1810 Roth St., 1106-1114 O'Neill Ave., et al - CC-T and IL to CC-T and TR-U1
- 702 Ruskin Street - IL to CC-T and CN
- 1741-2125 Commercial Ave, 2401-2417 Pennsylvania Ave, et al - IL to CC-T
- 1902 E Johnson St. & 2010-2030 Pennsylvania Avenue - IL to RMX
- 1909 Aberg Avenue - IL to TR-U1
- 1802 Pankratz Street - Official Map Amendment to map reservation for Pankratz Street/Skopko Drive connection
- Various Properties - Official Map Amendment to map reservation for Ruskin Street/Huxley Street and Roth Street to Packers Avenue connections

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.