



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, June 15, 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: 841 3345 2588

****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

The Plan Commission should note the written comments 'Institute for Natural Philosophy Comments_05-26-26_Redacted' and 'Ryan Comment_06-01-26' attached to this legislative file.

Disclosures and Recusals

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

Minutes of the June 1, 2026 Regular Meeting

<https://madison.legistar.com/View.ashx?M=M&ID=1347457&GUID=C83BF698-D343-458F-990F-84BF5FEF9032>

Schedule of Meetings

Regular Meetings:

- Monday, June 29 and July 13, 27, 2026 at 5:30 pm (Virtual)

Special Meeting:

- Tuesday, September 29, 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.

Routine Business

The following items listed in this section of the agenda are referred to the Plan Commission pursuant to Section 62.23 of Wisconsin Statutes and Section 16.01 of Madison General Ordinances, which generally require that:

- The Common Council shall refer any question concerning the location and architectural design of any public building; the location of any statue or other memorial; the location, extension, widening, enlargement, ornamentation, and parking of any

street, parkway, boulevard, park, playground, or other memorial or public grounds within the City to the Plan Commission for its consideration and report before final action is taken thereon by the Council.

- The Common Council shall refer any question concerning the location of any public building and the location, extension or widening of any street, park or other public grounds within the City to the Plan Commission for its consideration and report regarding consistency with the City's comprehensive plan before final action is taken.
- The City, acting through the Plan Commission or otherwise, may acquire by gift, purchase or condemnation any lands within or without its corporate limits for establishing, laying out, widening, enlarging, extending and maintaining memorial grounds, streets, squares, parkways, boulevards, parks, playgrounds, sites for public buildings, and reservations in and about and along and leading to any or all of the same and after the establishment, layout and completion of such improvements, may convey any such real estate thus acquired and not necessary for such improvements, with reservations concerning the future use and occupation of such real estate, so as to protect such public works and improvements and their environs, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare.

2. [93390](#)

Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction, maintenance and use of a Public Easement for Sanitary Sewer, Water Utility, & Storm Sewer south of MacArthur Road and associated Temporary Limited easements for reconstruction of the public road Located in part of the NE ¼ of the SW ¼ of Section 33, T8N, R10E. (District 3)

The proposed resolution determines a public purpose and necessity and adopts a relocation order for the acquisition of land interests required for the construction, maintenance, and use of public easements for sanitary sewer, water, and storm sewer at the southern end of MacArthur Road.

MacArthur Road is being reconstructed by the City along with Larson Court and Sycamore Avenue in phases beginning in June 2026 and continuing until approximately November 1, 2027. The project includes replacement of sanitary sewer main and laterals, water main and services, storm sewer improvements, pavement and markings, signs, improved pedestrian crossings, sidewalks (as needed), and curb and gutter. Stormwater improvements and resurfacing of Duncan Drive will also occur with the City project.

The proposed easement will place existing public sanitary and water main stubs that serve 1101 MacArthur Road into a public easement and will allow a proposed public storm sewer to connect across 1101 to a Wisconsin Department of Transportation - owned detention pond located at Commercial Avenue and Stoughton Road.

Public Hearings

Tax Incremental Financing Districts

Note: Staff will provide a brief overview of the following Tax Incremental District (TID) requests before a public hearing is held individually for each request. The Plan Commission shall make its recommendation on each request following the closing of the respective public hearing.

3. [93406](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #44 (Royster Clark), City of Madison. (District 3, District 15)
4. [93412](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #46 (Research Park), City of Madison. (District 9, District 11, District 19)
5. [93415](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #50 (State and Lake), City of Madison. (District 2, District 4)
6. [93416](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #51 (South Madison), City of Madison. (District 14)
7. [93418](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison. (District 12)
8. [93420](#) Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #56 (Grand Canyon), City of Madison. (District 19)
9. [93428](#) Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #57 (Medical Circle), City of Madison. (District 19)

Development-Related Requests

10. [93083](#) 4633 Verona Road (District 10): Consideration of a conditional use in the Commercial Center (CC) District to allow free-standing vending (food truck) in the parking lot of a multi-tenant commercial building.
11. [92844](#) Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 401 and 404 N Sugar Maple Lane and 402 Tawny Elm Parkway (District 9).

Note: Items 12 and 13 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.

12. [93125](#) Creating Section 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 6)
13. [92843](#) Approving a Certified Survey Map of property owned by Glavinvestments, LLC located at 1151 Jenifer Street; Third Lake Ridge Historic District (District 6).

Note: Item 14 should be referred to a future meeting [no date specified] pending submittal of revised plans and review by the Urban Design Commission.

14. [91511](#) 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street; Urban Design Dist. 4 (District 12): Consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Overlay District for outdoor recreation (pool) to serve a seven-story, 493-unit multi-family dwelling.

Southeast Area Plan

Note: Items 15 and 16 are related and will be considered as one public hearing. The proposed Southeast Area Plan is being adopted as an amendment to the Comprehensive Plan and is following the process outlined in Wisconsin Statutes Section 66.1001.

- Item 15 is the ordinance on which the Plan Commission is required to make a recommendation to the Common Council
- Item 16 is the resolution that the Plan Commission is required to adopt by Statute, which does not go on to the Council.

Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

15. [92878](#) Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)
16. [93179](#) Plan Commission Resolution Recommending Adoption of an Amendment to the Comprehensive Plan related to the Southeast Area Plan. (District 3, District 15, District 16)

Southwest Area Plan

Note: Items 17 and 18 are related and will be considered as one public hearing. The proposed Southwest Area Plan is being adopted as an amendment to the Comprehensive Plan and is following the process outlined in Wisconsin Statutes Section 66.1001.

- Item 17 is the ordinance on which the Plan Commission is required to make a recommendation to the Common Council
- Item 18 is the resolution that the Plan Commission is required to adopt by Statute, which does not go on to the Council.

Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

17. [92879](#) Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)
18. [93178](#) Plan Commission Resolution Recommending Adoption of an Amendment to the Comprehensive Plan related to the Southwest Area Plan. (District 1, District 7, District 10, District 19, District 20)

Member Announcements, Communications or Business Items

Secretary's Report

- Recent Common Council Actions

- ID 92925 - Zoning Text Amendment - Amending MGO Section 28.141(8)(e)3.b. related to exempting electric vehicle (EV) requirements at long-term passenger parking at airports and at intercity bus or railroad passenger depots - Approved on June 9, 2026 subject to the recommendation of the Plan Commission
- ID 92926 - Zoning Text Amendment - Amending MGO Section 28.104(7) related to building site standards within the Transit Oriented Development (TOD) Overlay District to allow a different building footprint for stories above the first floor - Approved on June 9, 2026 subject to the recommendation of the Plan Commission

- Upcoming Matters – June 29, 2026

- ID 93272 - 3517 W Beltline Highway - Conditional Use for a warehouse and storage use in a multi-tenant commercial building
- ID 93273 - 1336 Drake Street - Conditional Use - Allow amplified sound in the outdoor eating area of a restaurant
- ID 93403 - Zoning Text Amendment - Amending MGO Sections 28.032, 28.091, and 28.151 to remove the requirement of vehicular access to a collector street for ten use types
- ID 93404 - Zoning Text Amendment - Amending Sections of MGO Chapter 28 to increase the maximum height allowed for non-residential buildings in certain districts through conditional use approval

- Upcoming Matters – July 13, 2026

- ID 92877, 92590 & 92602 - 1910 Roth Street & 1201 Huxley Street - Rezoning from TR-U1 to TR-U2, Conditional Use – Residential Building Complex, and Certified Survey Map Referral – Combine underlying parcels into one lot by CSM and construct two four-story multi-family dwellings with 163 total units
- ID 93275 - 110 E Rusk Avenue/ 1919 Alliant Energy Center Way - Conditional Use - Construct additions to existing 172,000 square-foot auditorium (Exhibition Hall at Alliant Energy Center)
- ID 93508 - 2219 Monroe Street - Conditional Use - Construct 1200-person capacity stadium, concession stand/ restroom building, and storage buildings for Goodman Athletic Complex on Edgewood Campus
- ID 93509 - 3602 Atwood Avenue - Conditional Use to convert commercial building into two-family dwelling – two-unit
- ID 93510 - 4908 Felland Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Burke

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.