



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - 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, October 24, 2022

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

Present: 8 - Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer;
Maurice C. Sheppard; Anthony S. Fernandez; Nicole A. Solheim and Arnold
(Gabe) Mendez

Excused: 2 - Jael Currie and Bradley A. Cantrell

Zellers was chair for the meeting.

Alders Present: Figueroa Cole (10)

Staff Present: Heather Stouder, Lisa McNabola, Kirstie Laatsch, Jeff Greger, Planning Division

PUBLIC COMMENT

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

A registrant commented on Items 3-6.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

None.

MINUTES OF THE OCTOBER 3, 2022 REGULAR MEETING

A motion was made by Solheim, seconded by Mendez, to Approve the Minutes.
The motion passed by voice vote/other.

SCHEDULE OF MEETINGS

Regular Meetings: November 7, 2022 and November 21, 2022

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.

SPECIAL ITEM OF BUSINESS

2. [74067](#) Shady Wood Neighborhood Development Plan Update

Kirstie Laatsch and Jeff Greger provided the Plan Commission with an update on the neighborhood plan in progress.

During the discussion, members of the Plan Commission expressed general support for the draft plan materials presented. Following the presentation and discussion, no action was taken.

This item was Discussed and Continued by the Plan Commission.

PUBLIC HEARINGS

Zoning Map Amendment & Related Requests

Note: Items 3-6 are related and were considered as one public hearing.

3. [73363](#) 117-125 N Butler Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish multi-family dwellings at 117, 123 and 125 N Butler Street.

On a motion by Heck, seconded by Sheppard, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials and the following revised conditions:

- That the demolition of 117 N Butler Street and 123 N Butler Street not occur for at least 60 days following approval, so as to allow time for interested parties to consider possibilities for relocating one or more structures. Should relocation occur, the applicant is encouraged to contribute the estimated cost of demolition toward the relocation expenses.

The motion passed by voice vote/other.

A motion was made by Heck, seconded by Sheppard, to Approve. The motion passed by voice vote/other.

4. [73643](#) Creating Section 28.022-00591 of the Madison General Ordinances to change the zoning of property located at 117-125 N Butler Street, 2nd Alder District, from DR1 (Downtown Residential 1) District to DR2 (Downtown Residential 2) District.

On a motion by Heck, seconded by Sheppard, the Commission found the standards met and recommended to Council to adopt the zoning map amendment subject to the comments and conditions contained in the Plan Commission materials.

In his motion Heck, noted that North Butler Street is a transitional street in the James Madison Park neighborhood area, referring to the recommended eight story maximum building height on the west side of North Butler Street. He also referred to Recommendation 105 from the Downtown Plan, in which Hancock, Franklin, and Blair Streets are recommended for redevelopment compatible in scale and design with the predominantly "house like" neighborhood character, while Butler Street is not included in the recommendation.

The motion to recommend approval passed by voice vote/other

A motion was made by Heck, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other

5. [73364](#) 117-125 N Butler Street; 2nd Ald. Dist.: Consideration of a conditional use in the [Proposed] Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow construction of a four-story, 32-unit apartment building

On a motion by Heck, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Heck, seconded by Sheppard, to Approve. The motion passed by voice vote/other.

6. [73373](#) Approving a Certified Survey Map of property owned by 119 N Butler Street, LLC located at 117-125 N Butler Street; 2nd Ald. Dist.

On a motion by Heck, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the land division to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Heck, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other

Conditional Use Requests & Demolition Permits

7. [73359](#) 2403 East Springs Drive; 17th Ald. Dist.: Consideration of a conditional use for 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; consideration of a conditional use for a reduction as allowed by MGO Section 28.141(13), which requires a lodging development with between 50,001 and 200,000 square feet of floor area to have two (2) loading spaces of at least 10-foot by 50-foot located outside of an aisle and maneuvering space, all to allow construction of a five-story, 219-room hotel.

On a motion by Solheim, seconded by Mendez, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.

8. [73360](#) 1824 S Park Street; Urban Design Dist. 7; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a restaurant-nightclub

On a motion by Solheim, seconded by Mendez, the Plan Commission voted to refer this item to November 21, 2022 at the request of the applicant. The motion passed by voice vote/other

A motion was made by Solheim, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 11/21/2022. The motion passed by voice vote/other.

Note: Items 9 and 10 are related and were considered as one public hearing.

9. [73382](#) 4205 Portage Road; 17th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 dwelling units; consideration of a conditional use in the TR-U1 District for a residential building complex; and consideration of a

conditional use in the TR-U1 District for outdoor recreation, all to allow construction of approximately 485 apartments in five buildings with outdoor recreation.

On a motion by Solheim, seconded by Mendez, the Plan Commission voted to refer this item to December 12, 2022 pending a recommendation by the Urban Design Commission. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 12/12/2022. The motion passed by voice vote/other.

10. [73801](#)

Approving a Certified Survey Map of property owned by Hidden Creek Holdings, LLC located at 4205 Portage Road; 17th Ald. Dist.

On a motion by Solheim, seconded by Mendez, the Plan Commission voted to refer this item to December 12, 2022 pending a recommendation by the Urban Design Commission on the related conditional use (ID 73801). That motion passed by voice vote / other

A motion was made by Solheim, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 12/12/2022. The motion passed by voice vote/other.

11. [73816](#)

626 Schewe Road; 9th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

On a motion by Solheim, seconded by Heck, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.

12. [73817](#)

6101 University Avenue; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school, public or private, to be located in an existing place of worship.

On a motion by Solheim, seconded by Mendez, the Plan Commission voted to refer this item to November 7, 2022 at the request of the applicant. That motion passed by voice vote/other.

A motion was made by Solheim, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 11/7/2022. The motion passed by voice vote/other.

Subdivision

13. [73804](#)

Approving the final plat of *University Research Park-Pioneer First Addition Replat* on land generally addressed as 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing; 1st Ald. Dist.

On a motion by Solheim, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the final plat to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Solheim seconded by Mendez, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

Alder Paulson noted the first meeting of the Task Force on Farmland Preservation is on October 26, 2022.

SECRETARY'S REPORT

Heather Stouder summarized recent Common Council actions and upcoming matters for the Plan Commission.

- Recent Common Council Actions

- 7035-7145 Littlemore Drive - Rezoning Door Creek Park from CN to PR - Adopted subject to Plan Commission recommendation on October 11, 2022
- Zoning Text Amendment - Amending Sec. 28.183(5)(a)6. to allow that the Plan Commission Secretary or District Alder may advise applicants to present at the Urban Design Commission prior to Plan Commission for a conditional use application - Adopted subject to Plan Commission recommendation on October 11, 2022
- Zoning Text Amendment - Amending Table 28L-2 in Section 28.181 and Section 28.206 to Increase Fees - Adopted subject to Plan Commission recommendation on October 11, 2022
- 121 E Wilson Street - Rezoning from UMX to DC and Certified Survey Map Referral to construct fourteen-story mixed-use building on one lot - Adopted subject to Plan Commission recommendations on October 11, 2022
- 7101 US Highways 12 & 18 4502 Brandt Road/ CTH AB - Rezoning from PR to IG, Preliminary Plat and Certified Survey Map for Dane County Sustainability Campus - Adopted subject to Plan Commission recommendations on October 11, 2022
- Zoning Text Amendment - Amending sections of Chapter 28 to allow dwelling units in mixed-use buildings in certain residential districts - Adopted subject to Plan Commission recommendation on October 11, 2022
- Zoning Text Amendment - Amending several sections of Chapter 28 to create "Mission Boxes" as a permitted use in various districts - Adopted subject to Plan Commission recommendation on October 11, 2022

- Upcoming Matters – November 7, 2022

- 219 N Fair Oaks Avenue - Temp. A to TR-U1, Demolition Permit, and Conditional Use - Demolish commercial building to construct four-story, 110-unit apartment building
- 2405 Cypress Way, 825-837 Hughes Place and 810 W Badger Road - SR-V1 and CC-T to CC-T, Demolition Permit, Conditional Use, and CSM Referral - Demolish one-story commercial building to construct two-story, 39,200 square-foot community center and re-divide five parcels into two lots
- 517 Grand Canyon Drive and 6617 Odana Road - CC to CC-T, Conditional Use and CSM Referral - Convert 153-room hotel into mixed-use building with 153 apartments on one lot
- 120-128 N Orchard Street 1313 & 1314 Randall Court - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish a single-family dwelling, two-family dwelling and three multi-family dwellings to construct eight-story, 48-unit apartment building, and create two lots
- 10554 Mineral Point Road - Re-approval of the Final Plat of Westwind, creating 70 single-family lots, four outlots dedicated to the public for stormwater management, and one outlot for future development
- 2202-2320 Darwin Road - Official Map Amendment - Remove reservations for future public streets
- 5122 Spring Court - Conditional Use - Construct addition to single-family residence on lakefront parcel
- 5706 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront parcel
- 5710 Mineral Point Road - Demolition Permit - Demolish office building
- 418 E Wilson Street- Conditional Use for a nightclub tenant with outdoor eating area in existing mixed-use building
- 6706-6714 Odana Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish two commercial buildings to construct four-story mixed-use building with approx. 4,800 sq. ft. of commercial space and 124 apartments on one lot

- Upcoming Matters – November 21, 2022

- Zoning Text Amendment - Repealing MGO Section 28.105, Neighborhood Conservation Overlay Districts
- 415 N Lake Street - UMX to PD, Demolition Permit and Conditional Use - Demolish Lake Street side of State Street-Campus Ramp to construct a 13-story mixed-use building containing a 491-stall parking garage, intercity bus terminal, and 248 apartments
- 2007 Roth Street - Conditional Use-Residential Building Complex and CSM Referral - Construct a six-story, 250-unit apartment building and six-story, 303-unit apartment building and divide parcel into three lots for housing and open space
- 432 S Junction Road - A to SE - Rezoning land for future Bus Rapid Transit terminal and park and ride
- 310-322 E Washington Avenue - Demolition Permit and Conditional Use - Demolish place of worship to construct ten-story mixed-use building with 16,000 square feet of non-residential space and 130 apartments in Urban Design Dist. 4
- 668 State Street - Conditional Use - Construct four-story addition containing 24 apartment units to existing two-story commercial building
- 508 W Lakeside Street - Conditional Use for a home occupation in a new detached garage
- 255 N Sherman Avenue - Conditional Use - Convert building into restaurant-nightclub and construct outdoor eating area
- 3010 Crossroads Drive - Conditional Use to convert restaurant-tavern into restaurant-nightclub
- 5050 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront parcel
- 2501-2505 Seiferth Road - Conditional Use and Certified Survey Map Referral - Construct personal indoor storage facility on one lot

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Solheim, seconded by Spencer, to Adjourn at 7:58 p.m..
The motion passed by voice vote/other.**

REGISTRATIONS

A final, complete list of persons registered for items on the Plan Commission agenda will be attached to the below-listed file following adjournment of the meeting. The final list of registrations for a particular meeting will include the meeting date in the title of the file. Registrants will no longer be entered on the minutes after each item. An agenda item with no registrants will not appear on the table of registrants attached for that meeting; however, that item will still have been considered as noted in the proceedings for that meeting.

[69103](#)

Registrants for 2022 Plan Commission Meetings