



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 2, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

Chair Zellers called the meeting to order at 5:30 p.m.

Present: 10 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck and Christopher T. McCahill

Zellers was chair for the meeting.

Alders also present: Rummel (6), Govindarajan (8), Burris (12), Madison (17), Myadze (18)

Staff Present: Heather Stouder, Kevin Firchow, Colin Punt, Planning Division

PUBLIC COMMENT

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

There was no public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Commissioner Heck indicated that approval of item 2 (ID 79845) would impact the view from his residence, but that it would not affect his vote.

MINUTES OF THE SEPTEMBER 7, 2023 SPECIAL MEETING

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

MINUTES OF THE SEPTEMBER 18, 2023 REGULAR MEETING

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

SCHEDULE OF MEETINGS

- Regular Meetings:
- Monday, October 30 and November 13, 27, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:
- Thursday, December 7, 2023 at 5:00 p.m. (Room 215, 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.

PUBLIC HEARINGS

Urban Design Commission Ordinance Amendment

- 2. [79845](#) Amending Section 33.24(15)(e)12. of the Madison General Ordinances to Update Development Standards within Block 2b of Urban Design District No. 8. (District 6)

On a motion by Solheim, seconded by Spencer, the Plan Commission recommended approval of the ordinance amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

A motion was made by Solheim, seconded by Spencer, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Development-Related Requests

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

- 3. [79327](#) 2102 Darwin Road (District 18): Consideration of a demolition permit to demolish a single-family residence.

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

A motion was made by Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.
- 4. [79525](#) Creating Section 28.022-00632 of the Madison General Ordinances to change the zoning of property located at 2202 Darwin Road from PMHP (Planned Mobile Home Park) District to SE (Suburban Employment) District. (District 18)

On a motion by Solheim, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

A motion was made by Solheim, seconded by Mendez, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
- 5. [79328](#) Approving a Certified Survey Map of property owned by B & G Real Estate, LLC and Optunities LLC located at 2102 and 2202 Darwin Road (District 18).

On a motion by Solheim, seconded by Mendez, the Plan Commission recommended approval of the land division to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval 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. The motion passed by voice vote/other.

- 6. [79329](#) 2102-2202 Darwin Road (District 18): Consideration of a conditional use in the [Proposed] Suburban Employment (SE) District for auto rental to allow construction of an auto rental business on Lot 2 of a related CSM.

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 to approve passed by voice vote/ other.

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

Note: Items 7-8 are related and were considered as one public hearing.

- 7. [79526](#) Creating Section 28.022-00641 of the Madison General Ordinances to change the zoning of property located at 248 East Hill Parkway from PD (Planned Development) District to TR-C3 (Traditional Residential - Consistent 3) District. (District 16)

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/other.

A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

- 8. [79326](#) Approving the preliminary plat and final plat of *Third Addition to Reston Heights* on property addressed as 248 East Hill Parkway (District 16).

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

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

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

- 9. [78634](#) 139 W Wilson Street (District 4): Consideration of a demolition permit to demolish a four-story apartment building

On a motion by Solheim, seconded by Mendez, the Plan Commission referred the demolition permit to a future meeting (no date specified) pending a recommendation on ID 78635 by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Solheim, seconded by Mendez, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

- 10. [78635](#) 139 W Wilson Street (District 4): Consideration of a conditional use in the UMX (Urban Mixed-Use) District for a multi-family dwelling with greater than eight (8) dwelling units; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit; to construct 16-story

apartment building with 320 units

On a motion by Solheim, seconded by Mendez, the Plan Commission referred the conditional use to a future meeting (no date specified) pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Solheim, seconded by Mendez, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

Note: Items 11-13 are related and were considered as one public hearing.

- 11. [79331](#) 3100 E Washington Avenue (District 12): Consideration of a demolition permit to demolish a car sales facility.

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

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

- 12. [79332](#) 3100 E Washington Avenue (District 12): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling with greater than 60 units to allow construction of a five-story apartment building with 192 units.

On a motion by Heck, 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 to approve passed by voice vote/ other.

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

- 13. [79337](#) Approving a Certified Survey Map of property owned by LLS Enterprises, LLC located at 3100 E Washington Avenue (District 12).

On a motion by Mendez, seconded by Ald. Field, the Plan Commission recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/other.

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

- 14. [79325](#) REVISED - 6302 Odana Road (District 19): Consideration of a conditional use in the Suburban Employment (SE) District for a hotel; and consideration of a conditional use pursuant to MGO Section 28.141(13)(b) to reduce the requirement for an off-street loading space, to allow an office building to be converted into a hotel with 15 rooms/ suites with no off-street loading.

On a motion by Ald. Figueroa Cole, seconded by Ald. Field, the Plan Commission found the standards met and approved the conditional use for the hotel subject to the comments and conditions in the Plan Commission materials. The motion to approve the hotel conditional use passed by voice vote/ other.

On a motion by Ald. Figueroa Cole, seconded by Ald. Field, the Plan Commission found that the standards for a conditional use to reduce the number of off-street loading stalls for the hotel to zero (0) were not met and placed that request on file without prejudice. The motion to place on file without prejudice the loading reduction passed by voice vote/ other.

A motion was made by Figueroa Cole, seconded by Field, to Approve with Amendment(s). The motion passed by voice vote/other.

- 15.** [79546](#) 1915-1917 S Stoughton Road (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District for general manufacturing to allow packaging and processing of alcohol beverages

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 to approve passed by voice vote/ other.

A motion was made by Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.
- 16.** [79550](#) 505 S Gammon Road (District 19): Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window to allow a general retail business to be converted into a bank with vehicle access sales and service window.

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 to approve passed by voice vote/ other.

A motion was made by Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.
- 17.** [79551](#) 617 W Lakeside Street (District 13): Consideration of a demolition permit to demolish the street-facing facade of a single-family residence

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

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

BUSINESS BY MEMBERS

Commissioner Heck will be absent October 30.
 Commissioner McCahill will likely absent October 30 and November 13.

SECRETARY'S REPORT

Secretary Stouder provided an overview of recent Common Council actions to the Plan Commission.

- Upcoming Matters – October 30, 2023

- 4716 Sheboygan Avenue - Amended PD(GDP) and PD(SIP) - Amend General Development Plan for Madison Yards at Hill Farms and approve Specific Implementation Plan to construct a five-story, 145-room hotel
- 602-1202 Boyer Street, 601-1103 Boyer Street, 8825 Nelson Crossing - EC and CN to SE and CN, and Final Plat Re-Approval - Rezoning University Research Park-Pioneer 1st Addition Replat, and re-approving the final plat to create 9 lots for future employment, 3 outlots for private open space and 2 outlots for stormwater management, and replat Boyer Street
- 2124-2216 Waters Edge Trl, 5-25 Spittlebug Circle, et al - TR-P Amendment, Preliminary Plat, and inal Plat of "Village at Autumn Lake Replat No. 7," replatting 28 single-family lots into 17 single-family lots and 20 lots for 10 two-family twin homes
- Zoning Text Amendment - Amending various Sections of Madison General Ordinances to regulate the location of new "liquor stores" and/or "convenience stores" that hold a Class A beer or Class A liquor license
- (Tentative) 131 W Wilson Street - Conditional Use Alteration - Approve amended plans for exterior lighting on a 15-story, 263-unit apartment building (Referred pending final approval by Urban Design Commission)
- 112 S Hancock Street - Conditional Use - Convert three-family dwelling into a five-unit apartment building

- 702-726 S High Point Road, 601-701 S Junction Road - PD(SIP) Alteration to add private middle/high school tenant to "Holy Name Heights" mixed-use development
- 5116-5118 Spring Court - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two single-family residences to construct new single-family residence on lakefront lot

- Upcoming Matters – November 13, 2023

- 405-407 & 431 W Gorham St, 408-430 W Johnson Street 304-318 N Broom Street - Demolition Permit, PD to UMX, Conditional Use, Certified Survey Map Referral - Demolish 13 residential buildings to construct 8- to 14-story, 459-unit apartment building on one lot
- 1849 Wright Street - IL to CI - Allow existing building on Madison College campus to be remodeled
- 5803 Lien Road - Temp. A to TR-P, PR and CN, and Preliminary Plat of "East Meadow Estates," creating 18 single-family lots, 11 lots for future multi-family development, and 6 outlots to be dedicated for public stormwater management, parkland, and conservancy
- 2012-2208 Wood Sorrel Street, 1901-1937 Firefly Drive, et al - Preliminary Plat and Final Plat of "Village at Autumn Lake Replat No. 8," replatting 130 single-family lots and 3 outlots into 154 single-family lots and 3 public outlots and 2 private outlots
- 353 Bear Claw Way - Conditional Use - Construct three-story, 59-unit apartment building on Lot 3, Paragon Place Addition No. 1
- 354 Bear Claw Way - Conditional Use - Construct four-story, 162-unit apartment building on Lot 2, Paragon Place Addition No. 1
- 4510-4514 Packers Avenue - A to SR-C3 and Certified Survey Map Referral - Create two lots for existing residences

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Solheim, seconded by Mendez, to Adjourn at 8:06 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.

[75227](#)

Registrants for 2023 Plan Commission Meetings