



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, April 24, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 8 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Kathleen L. Spencer; Maurice C. Sheppard; Nicole A. Solheim; Bradley A. Cantrell and Arnold (Gabe) Mendez

Excused: 1 - Anthony S. Fernandez

Zellers was chair for this meeting.

Staff Present: Heather Stouder, Kirstie Laatsch, Ben Zellers, and Tim Parks, Planning Division

Also Present: Ald. Isadore Knox, Dist. 14, Ald. Dina Nina Martinez-Rutherford, Dist. 15, and Ald. Sabrina Madison, Dist. 17

PUBLIC COMMENT

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

JoAnn Pritchett addressed the Plan Commission regarding Item 8, the restaurant-tavern proposed for a tenant space at 7005 Tree Lane.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals by members of the Plan Commission.

MINUTES OF THE APRIL 10, 2023 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, May 8, 22 and June 12, 26, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, June 22, 2023 at 5:00 p.m.; 215 Martin Luther King, Jr. Blvd., 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.

ROUTINE BUSINESS

2. [77167](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Numbers 12777-3 - 4.01 through 12777-3 - 4.11, for the required acquisitions per the Plats of Lands and Interests Required for the East-West Bus Rapid Transit - Mineral Point Road Segment project. Located along Mineral Point Road between the W Beltline Hwy on the west and S Whitney Way on the east. (9th, 11th and 19th AD's)

A motion was made by Cantrell, seconded by Mendez, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

NEW BUSINESS

3. [77372](#) Planning Division staff update - 2023 Comprehensive Plan Interim Update

Kirstie Laatsch and Ben Zellers provided an overview of the 2023 Comprehensive Plan Interim Update for the Plan Commission and answered questions by members. Following the discussion, no action was taken.

This Discussion Item was Discussed and Continued.

PUBLIC HEARINGS**Development-Related Requests**

4. [76302](#) 652 Burnt Sienna Drive; 9th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District for a daycare center, and consideration of a conditional use in the TR-C3 District for a building or structure exceeding 10,000 square feet in floor area, to allow construction of a one-story daycare center.

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

A motion was made by Cantrell, seconded by Mendez, to Approve. The motion passed by voice vote/other.
5. [76491](#) 4846 Eastpark Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a mixed-use building containing greater than 60 dwelling units, and consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling containing greater than 60 units to allow construction of a planned multi-use site containing a five story, mixed use building with

approximately 7,650 square feet of commercial space and 119 apartments on Lot 47 of the future *American Center-Eastpark Fifth Addition* subdivision and a four-story, 82-unit apartment building ~~and outdoor pool~~ on future Lot 48.

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

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

- 6. [76504](#) 4846 Eastpark Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling containing greater than 60 units; consideration of a conditional use in the TR-U2 District for a residential building complex; and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a residential building complex with approximately 200 apartments in two four-story buildings with an outdoor pool on Lots 49-50, and a private park on Outlot 22 of the future *American Center-Eastpark Fifth Addition* plat.

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

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

- 7. [76897](#) ~~4351~~ ~~4534~~ East Towne Way; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for animal boarding at an existing animal daycare in a multi-tenant commercial building at 4303 East Towne Way.

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

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

- 8. [76898](#) 7005 Tree Lane; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a restaurant-tavern in a multi-tenant commercial building

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

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

Note: Items 9-11 are related and were referred to May 8, 2023 at the request of the applicant and staff.

- 9. [76506](#) 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, and various other parcels in the Acacia Ridge subdivision; 1st Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the Acacia Ridge subdivision to reflect the proposed *Acacia Ridge Replat No. 4* subdivision.

On a motion by Cantrell, seconded by Mendez, the Plan Commission referred the amended TR-P master plan (ID 76506), subdivision plat (ID 76589), and conditional use requests (ID 76508) to May 8, 2023 at the request of the applicant and staff. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 5/8/2023. The motion passed by voice vote/other.

- 10. [76589](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 4* on property generally addressed as 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, et al; 1st Ald. Dist.

On a motion by Cantrell, seconded by Mendez, the Plan Commission referred the amended TR-P master plan (ID 76506), subdivision plat (ID 76589), and conditional use requests (ID 76508) to May 8, 2023 at the request of the applicant and staff. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 5/8/2023. The motion passed by voice vote/other.

- 11. [76508](#) 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, et al; 1st Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Planned (TR-P) District for a residential building complex containing 10 single-family detached dwellings on two lots and two outlots in the proposed *Acacia Ridge Replat No. 4*.

On a motion by Cantrell, seconded by Mendez, the Plan Commission referred the amended TR-P master plan (ID 76506), subdivision plat (ID 76589), and conditional use requests (ID 76508) to May 8, 2023 at the request of the applicant and staff. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 5/8/2023. The motion passed by voice vote/other.

Note: Items 12-14 are related and were referred to May 8, 2023 at the request of the applicant and staff.

- 12. [77207](#) Creating Section 28.022-00626 of the Madison General Ordinances to change the zoning of various properties located in the northeastern quadrant of the Acacia Ridge subdivision generally addressed as 606-614 Little Dove Trail and 9205-9229 Silver Maple Drive, 1st Alder District, from TR-C3 (Traditional Residential-Consistent 3) District to TR-P (Traditional Residential-Planned) District.

On a motion by Cantrell, seconded by Mendez, the Plan Commission referred the rezoning request (ID 77207), amended TR-P master plan (ID 77375), and subdivision plat (ID 76590) to May 8, 2023 (May 16, 2023 Common Council meeting for ID 77207) at the request of the applicant and staff. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Mendez, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 5/8/2023. The motion passed by voice vote/other.

- 13. [77375](#) 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-9242 Gentle Feather Road, and various other parcels in the Acacia Ridge subdivision; 1st Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the Acacia Ridge subdivision to reflect the proposed *Acacia Ridge Replat No. 5* subdivision.

On a motion by Cantrell, seconded by Mendez, the Plan Commission referred the rezoning request (ID 77207), amended TR-P master plan (ID 77375), and subdivision plat (ID 76590) to May 8, 2023 (May 16, 2023 Common Council meeting for ID 77207) at the request of the applicant and staff. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 5/8/2023. The motion passed by voice vote/other.

14. [76590](#)

Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 5* on property generally addressed as 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-9242 Gentle Feather Road, et al; 1st Ald. Dist.

On a motion by Cantrell, seconded by Mendez, the Plan Commission referred the rezoning request (ID 77207), amended TR-P master plan (ID 77375), and subdivision plat (ID 76590) to May 8, 2023 (May 16, 2023 Common Council meeting for ID 77207) at the request of the applicant and staff. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 5/8/2023. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- 2022 Planning Division Annual Report

Heather Stouder summarized the 2022 Planning Division Annual Report.

- Elected and Appointed Official Code of Ethical Conduct

Heather Stouder noted the Code of Ethical Conduct was included on this agenda. The Plan Commission was provided an opportunity to reflect on the Code.

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

- Recent Common Council Actions

- 4001-4005 Marsh Road - Rezoning from Temp. A to IL and Certified Survey Map for future industrial development on one lot - Approved by Common Council on April 18, 2023 subject to Plan Commission recommendation
- Preliminary Plat and Final Plat of Acacia Ridge Replat No. 3 - Approved by Common Council on April 18, 2023 subject to Plan Commission recommendation

- Upcoming Matters – May 8, 2023

- West Area Plan Update
- Comprehensive Plan Progress Update
- 437-445 W Johnson Street, 430-440 W Dayton Street & 215-221 N Bassett Street - Demolition Permit, PD and DR2 to UMX, Conditional Use, and Certified Survey Map Referral - Demolish 11 residential buildings to construct an up to 12-story apartment building with 232 units on one lot
- 702 N Midvale Boulevard and 401 N Segoe Road - PD(GDP) to PD(SIP) - Construct a one-story, 16,756 sq. ft. commercial bldg., a three-story, 54,413 sq. ft. commercial bldg., and a seven-story mixed-use bldg. with 7,638 sq. ft. of commercial space and 100 residential units at Hilldale Shopping Center
- Amend Official Map to map reservations for extensions of High Crossing Blvd. and East Springs Drive in the East Towne Mall area
- Amend Official Map to map reservation for the extension of Parkside Drive
- 3801-3859 E Washington Avenue and 3909-3917 Lien Road - Rezone from CC-T to RMX consistent

with recommendations in Greater East Towne Area Plan (Area 1)

- 4102-4602 East Towne Blvd., 43-135 East Towne Mall, et al - Rezone from CC-T and CC to RMX consistent with recommendations in Greater East Towne Area Plan (Areas 2 and 3)
- 426 S Yellowstone Drive - Demolition Permit and Conditional Use - Demolish office building to construct six-story mixed-use building with 750 square feet of commercial space and 147 apartments
- 131 E Lakeside Street - Conditional Use for a restaurant-tavern tenant in mixed-use building with outdoor eating area
- 610 Junction Road - PD(SIP) Alteration to allow restaurant-nightclub tenant in mixed-use building with outdoor eating area
- 826 Williamson Street and 302 S Paterson Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial building and garages to construct a four-story mixed-use building with 3,734 sq. ft. of commercial space and 55 apartments on Williamson Street and a five-story mixed-use building with 864 sq. ft. of commercial space and 133 apartments on S Paterson Street, all on two lots created by CSM
- 506-518 E Wilson Street and 134-148 S Blair Street - PD(SIP) Alteration to amend Specific Implementation Plan for Essen Haus, etc. to allow outdoor recreation, weekly outdoor events, and special seasonal events in parking lot
- 2002 Pankratz Street - Conditional Use - Convert brewery to indoor recreation facility with restaurant-tavern
- 220 Cottage Grove Road - Conditional Use - Construct addition to an auto service station (gas station and convenience store)

- Upcoming Matters – May 22, 2023

- (Tentative) Subdivision Regulations Update Overview
- 3822 Mineral Point Road - PD(SIP) Alteration to allow general retail use in a multi-tenant commercial building

ANNOUNCEMENTS

Chair Zellers welcomed the new alder members of the Plan Commission.

ADJOURNMENT

A motion was made by Cantrell, seconded by Sheppard, to Adjourn at 7:00 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