



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, June 12, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30.

Present: 9 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Nicole A. Solheim; Patrick W. Heck and Christopher T. McCahill

Excused: 1 - Arnold (Gabe) Mendez

Zellers was chair for the meeting.

Staff Present: Kevin Firchow, Urvashi Martin, and Tim Parks, Planning Division; Sean Malloy, Traffic Engineering Division; Tom Lynch, Dept. of Transportation; Christie Baumel, Deputy Mayor.

Also Present: Ald. Mike Verveer, Dist. 4; Ald. MGR Govindarajan, Dist. 8; and Ald. Nikki Conklin, Dist. 9.

PUBLIC COMMENT

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

Kevin Firchow noted that going forward that Planning Division staff will follow-up with persons submitting written public comment to the Plan Commission on a case-by-case basis.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Field disclosed that, in the past, he lived in one of the apartments proposed for demolition in agenda Item 8 but he has no financial relationship with his former landlord nor the property. He stated that this would not impact his ability to consider Items 8-11.

MINUTES OF THE MAY 22, 2023 REGULAR MEETING

A motion was made by Solheim, seconded by Field, to Approve the Minutes. The motion passed by voice vote/other, with Heck, McCahill, and Sheppard Abstaining.

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, June 26 and July 10, 24, 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.

NEW BUSINESS

2. [77432](#) Adopting the Reiner Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan
- On a motion by Solheim, seconded by Ald. Field, the Plan Commission recommended adoption of the Reiner Neighborhood Development Plan as submitted with the following addition:
- Consider additional language in the plan to clarify that the potential school site is conceptual and identified based on its location within the planning area, but that the future acquisition of the site for a school is dependent on future negotiations between the Sun Prairie Area School District and the property owners.
- The motion to recommend adoption with the above addition passed by voice vote/other.
- A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: The meeting was recessed for ten minutes at 6:00 p.m. during the discussion of Item 2 by unanimous consent due to an issue with the live stream on the Madison City Channel website. The recess ended at 6:10 once the live stream issue was resolved, and the discussion of the Item resumed.

PUBLIC HEARINGS**Development-Related Requests**

3. [77013](#) 610 Junction Road; 9th Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) and approval of a conditional use for a restaurant-nightclub, to allow a restaurant-nightclub tenant in a mixed-use building.
- On a motion by Ald. Figueroa Cole, seconded by Ald. Duncan, the Plan Commission referred the request to July 10, 2023 to allow for the applicant to have a security/ management plan for the restaurant/ nightclub reviewed and approved by the Police Department.
- A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 7/10/2023. The motion passed by voice vote/other.**
4. [77590](#) 5202 High Crossing Boulevard; 17th Ald. Dist.: Consideration of a demolition permit to demolish a movie theater.
- On a motion by Solheim, seconded by Ald. Duncan, the Plan Commission found that the standards were met and approved the demolition permit subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.
- A motion was made by Solheim, seconded by Duncan, to Approve. The motion**

passed by voice vote/other.

- 5. [77591](#) 6323-6425 Odana Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a complex of seven office buildings
 On a motion by Solheim, seconded by Ald. Duncan, the Plan Commission found that the standards were met and approved the demolition permit subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.
A motion was made by Solheim, seconded by Duncan, to Approve. The motion passed by voice vote/other.

Note: Items 6 and 7 are related and were considered as one public hearing.

- 6. [75151](#) Creating Section 28.022-00604 of the Madison General Ordinances to assign permanent zoning of property located at 3440 High Point Road, 20th Alder District, to SR-V2 (Suburban Residential - Varied 2) District.
 On a motion by Solheim, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the SR-V2 zoning request to the Common Council. The motion passed by voice vote/other.
A motion was made by Solheim, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

- 7. [77589](#) 1115 S High Point Road; 20th Ald. Dist.: Consideration of a conditional use in the [Proposed] Suburban Residential-Varied 2 (SR-V2) District for dwelling units in a mixed-use building; consideration of a conditional use in the SR-V2 District for a daycare center; consideration of a conditional use in the SR-V2 District for a building or structure exceeding 10,000 square feet in floor area, and consideration of a conditional use in the SR-V2 District for outdoor recreation, all to allow construction of an addition to an existing adult family home to create a mixed-use building that will add 19 apartments and a daycare center to the existing home and accessory outdoor pool.
 On a motion by Solheim, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the conditional use request subject to the comments and conditions contained in the Plan Commission materials and the following condition:
 - That the plans be revised to include fencing along the northern property line adjacent to parking lot.
 The motion to approve with conditions passed by voice vote/other.
A motion was made by Solheim, seconded by Field, to Approve. The motion passed by voice vote/other.

Note: Items 8-11 are related and were considered as one public hearing.

- 8. [76899](#) 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.: Consideration of a demolition permit to demolition of 10 residential buildings for a proposed residential redevelopment.
 On a motion by Solheim, seconded by Sheppard, the Plan Commission found that the standards were met and approved the demolition permit subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.
A motion was made by Solheim, seconded by Sheppard, to Approve. The motion passed by voice vote/other.

9. [77208](#) SUBSTITUTE: Creating Section 28.022-00628 of the Madison General Ordinances to change the zoning of property located at 437-445 West Johnson Street, 430-440 West Dayton Street, and 215-221 North Bassett Street, 4th Alder District, from PD (Planned Development) and DR2 (Downtown Residential 2) District to UMX (Urban Mixed-Use) District.
- On a motion by Solheim, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the rezoning request to the Common Council. The motion passed by voice vote/other.
- A motion was made by Solheim, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**
10. [76900](#) 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.: Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) 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 in the UMX District for outdoor recreation, all to allow construction of a 12-story apartment building with 232 units.
- On a motion by Solheim, seconded by Ald. Figueroa Cole, the Plan Commission found that the standards were met and approved the conditional use request subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.
- A motion was made by Solheim, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.**
11. [76903](#) Approving a Certified Survey Map of property owned by Core Madison Bassett, LLC located at 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.
- On a motion by Solheim, seconded by Ald. Figueroa Cole, the Plan Commission found that the standards were met and recommended approval of the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/other.
- A motion was made by Solheim, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

Subdivision Regulations Update

12. [78130](#) Repealing and Recreating Section 16.23 of the Madison General Ordinances to Update Land Subdivision Regulations.
- On a motion by Ald. Figueroa Cole, seconded by Ald. Duncan, the Plan Commission continued the public hearing and referred the amendments to the Subdivision Regulations to June 26, 2023 as requested by staff. The motion to refer the ordinance passed by voice vote/other.
- The motion to refer followed an overview of the update by staff, public comment on the proposed ordinance revisions, and discussion of the ordinance by the Commission.
- A motion was made by Figueroa Cole, seconded by Duncan, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/26/2023. The motion passed by voice vote/other.**

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Kevin Firchow summarized recent Common Council actions and upcoming agenda items for the Plan Commission.

- Recent Common Council Actions

- Preliminary Plat and Final Plat of Acacia Ridge Replat No. 4 - Approved by the Common Council on June 6, 2023 subject to the Plan Commission recommendation
- Final Report of the Task Force on Farmland Preservation - Adopted by the Common Council on June 6, 2023
- Comprehensive Plan - 2023 Progress Update - Adopted by the Common Council on June 6, 2023
- Public Participation Plan for the 2023 Comprehensive Plan Interim Update - Adopted by the Common Council on June 6, 2023

- Upcoming Matters – June 26, 2023

- Election of Plan Commission Chair and Vice-Chair
- Plan Commission Appointments to Joint Campus Area Committee and Transportation Commission
- Adj. to 2550 Woods Road - Annexation of City-owned parcel from the Town of Verona
- Zoning Text Amendment - Amend MGO Sections 9.29 and 28.151 to update regulations for Tourist Rooming Houses.
- 428-444 State Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish three buildings to construct six-story tall mixed-use building adjacent to Lisa Link Peace Park with up to 6,445 square feet of commercial space and 26 apartments on one lot
- 4687 Verona Road - Demolition Permit and Conditional Use - Demolish and reconstruct restaurant with vehicle access sales and service window
- 4953 Hoepker Road - Demolition Permit - Demolish single-family residence
- 5106 Spring Court - Conditional Use - Construct accessory building with accessory dwelling unit on lakefront lot
- 5048 Thorson Road - Extraterritorial Certified Survey Map to create two lots in the Town of Sun Prairie
- 4711 Eastpark Boulevard - Conditional Use - Construct four-story, 124 room hotel

- Upcoming Matters – July 10, 2023

- 702-750 University Row - PD to Amended PD(GDP-SIP) and Certified Survey Map Referral - Amend University Crossing General Development Plan and approve Specific Implementation Plan to construct four-story, 180,000 sq. ft. addition to existing medical clinic and 830-stall parking garage and re-divide 3 lots into 2 by CSM
- 4102-4602 East Towne Blvd., 43-135 East Towne Mall, et al - Rezone various properties from CC-T and CC to RMX consistent with recommendations in Greater East Towne Area Plan (Areas 2 and 3) (Revised zoning polygons)
- 4711 Eastpark Boulevard - Preliminary Plat and Final Plat of The American Center Eastpark Sixth Addition, creating two lots in SEC zoning
- 233 Langdon Street - Conditional Use - Convert apartment building into lodging house
- 2810 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel

ANNOUNCEMENTS

Ledell Zellers welcomed Chris McCahill to the Plan Commission and welcomed Patrick Heck back to the Plan Commission as a citizen member.

ADJOURNMENT

A motion was made by Solheim, seconded by Sheppard, to Adjourn at 9:19 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