



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, August 8, 2022

5:30 PM

****Virtual Meeting****

Some or all of the members of the Plan Commission, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.

CALL TO ORDER/ROLL CALL

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

Present: 10 - Jael Currie; Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Arnold (Gabe) Mendez

Zellers was chair for this meeting.

Alders Present: Ald. Figueroa Cole, Dist. 10; Ald. Bill Tishler, Dist. 11; Ald. Syed Abbas, Dist. 12.; Ald. Tag Evers, Dist. 13

Staff Present: Heather Stouder, Ben Zellers, and Tim Parks, Planning Division; Katie Bannon and Trent Schultz, Zoning Office, Building Inspection Division

PUBLIC COMMENT

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

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communication, disclosures or recusals by members.

MINUTES OF THE JULY 25, 2022 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, August 29 and September 19, 2022 at 5:30 p.m.

Special Meeting:

- Thursday, September 29, 2022 at 5:00 p.m.

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. [72885](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Numbers 12777-2-4.05 Amendment 1 and 12777-2-4.10 Amendment 1 for East-West Bus Rapid Transit (3rd and 12th AD's)
A motion was made by Cantrell, seconded by Sheppard, 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. [72440](#) Directing City Staff to Provide Public Notification Related to Property Development Proposals, Alcohol Licenses, and Other City Business
A motion was made by Cantrell, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

PUBLIC HEARINGS**Conditional Uses**

4. [70928](#) 5158 Spring Court; 19th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel
On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.
A motion was made by Cantrell, seconded by Sheppard, to Approve. The motion passed by voice vote/other.
5. [71648](#) 402 Rustic Drive; 3rd Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a community living arrangement with 9-15 residents.
On a motion by Cantrell, seconded by Sheppard, the Plan Commission referred this request to a future meeting (no date specified) at the request of the applicant. The motion passed by voice vote/other.
A motion was made by Cantrell, seconded by Sheppard, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

Note: Due to technical issues with the Legislative Information Center system, the August 8 meeting was adjourned before the public hearing for Item 6 was formally opened, and no action was taken by the Plan Commission on the item. In order the item to be considered on a future agenda, new public hearing notices will be provided per MGO Section 28.181.

6. [72210](#) 1801-1841 Northport Drive; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window, and consideration of a conditional use to allow construction of a new building in a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use, all to allow construction of a one-story coffee shop with vehicle access sales and service window

7. [72362](#) 25 S Livingston Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for an outdoor eating area for a theater/ concert hall.

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

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

8. [72363](#) 4100 Nakoma Road; 10th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for a school, public or private, to be located in an existing place of worship.

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

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

Zoning Map Amendments & Related Requests

Note: Due to technical issues with the Legislative Information Center system, the August 8 meeting was adjourned before the public hearing for Items 9-11 was formally opened, and no action was taken by the Plan Commission on these items. In order these items to be considered on a future agenda, new public hearing notices will be provided per MGO Section 28.181.

9. [72439](#) Creating Section 28-022-00568 of the Madison General Ordinances to rezone property located at 102 S Sprecher Road, 3rd Aldermanic District, from Temporary A (Agricultural District) District to TR-U1 (Traditional Residential-Urban 1) District.

10. [72211](#) 102 S Sprecher Road; 3rd Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 160-unit apartment building

11. [72215](#) Approving a Certified Survey Map of property owned by RWW 4605 Sprecher Road, LLC located at 102 S Sprecher Road; 3rd Ald. Dist.

SPECIAL ITEM OF BUSINESS

12. [70576](#) Update and Discussion: Transit-Oriented Development Overlay Zoning

The Plan Commission received an informational presentation and held an informal discussion on additional changes to the forthcoming Transit-Oriented Development zoning overlay district.

This Discussion Item was Discussed and Continued

BUSINESS BY MEMBERS

There was no business by members

SECRETARY'S REPORT

- Recent Common Council Actions:

- 402 W Wilson Street - Amended PD(GDP-SIP) for partial demolition of office building, and renovation of remaining building and construction of an addition to create a four-story, 54-unit apartment building - Adopted subject to Plan Commission recommendation on August 2, 2022
- Authorizing the Planning Division's shift to a Planning Framework with 13 higher level Area Plans - Adopted substitute on August 2, 2022 with 12 planning areas

- Upcoming Matters, August 29, 2022:

- [Plan Commission Discussion Regarding Meeting Format through December 2022](#)
- Zoning of Town of Madison properties attaching to the City of Madison on October 30, 2022
- (Tentative) Zoning Text Amendment - Repealing MGO Section 28.105, Neighborhood Conservation Overlay Districts
- Zoning Text Amendment - Amending portions of Chapter 28 to change "Subchapter 28J" to "Section 28.151"
- 575 Zor Shrine Place - SE to TR-U2 and Conditional Use - Construct five-story 105-unit apartment building in residential building complex
- 4000-4150 Packers Avenue & 4201 N Sherman Avenue - Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat - Raemisch Farm Development, creating 76 single-family lots, two lots for future mixed-use development, six lots for future multi-family development, one outlot for public stormwater management and wetland protection, one outlot for public parkland, one outlot for private open space, and one outlot for urban agriculture
- 3706 Nakoma Road - Certified Survey Map Referral - Reconfigure two residential lots
- 3393 Burke Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Burke
- 4730 Femrite Drive and 2730 Daniels Street - Conditional Use - Construct surface automobile parking lot with 36 stalls
- 4649 Verona Road - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish commercial building to construct a four-story, 70-unit apartment building on one lot
- 1305-1323 Williamson Street and 409 S Baldwin Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish three commercial buildings, renovate remaining buildings, and construct an addition to create a one- to two-story mixed-use building with approximately 26,100 sq. ft. of commercial space and 3,000 sq. ft. of office space on one lot.

- Upcoming Matters, September 19, 2022

- 1701 Wright Street - Demolition Permit and Conditional Use - Renovate and construct addition(s) to Madison College Administration building.
- 7035-7145 Littlemore Drive - CN to PR and Conditional Use - Construct park shelter (community center) in Door Creek Park
- 7440 Mineral Point Road - Demolition Permit and Conditional Use - Demolish commercial building to construct multi-tenant commercial building with two vehicle access sales and service windows
- 3841 E Washington Avenue and 3909 & 3913 Lien Road - Conditional Use - Convert 197-room hotel into residential building with 190 apartments

- 2121-2157 Waterfall Way - Preliminary Plat and Final Plat of Village at Autumn Lake Replat No. 6, replatting 10 single-family lots into 12 single-family lots

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 7:30 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