



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, January 9, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

Zellers called the meeting to order at 5:30

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

Spencer arrived at 5:44. Mendez arrived at 5:46.

Alders also present: Harrington-McKinney (1), Verveer (4), Figueroa-Cole (10), Myadze (18)

Staff present: Heather Stouder, Plan Commission Secretary; Jeff Greger, Kirstie Laatsch, Colin Punt, Planning Division

PUBLIC COMMENT

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

There was no public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

MINUTES OF THE DECEMBER 8, 2022 SPECIAL MEETING

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

MINUTES OF THE DECEMBER 12, 2022 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- January 23 and February 13, 27, 2023

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. [74682](#) Adopting the Shady Wood Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan

On a motion by Cantrell, seconded by Sheppard, the Plan Commission recommended approval of the Shady Wood Neighborhood Development Plan as submitted. The motion passed by voice vote/ other.

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

- 3. [74912](#) Authorizing the City of Madison Planning Division to prepare the Northeast Area Plan

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

PUBLIC HEARINGS

Development Projects

- 4. [60917](#) Creating Section 28.022 - 00452 of the Madison General Ordinances to amend a Planned Development District at property located at 115 West Doty Street, 4th Alder District, to approve an Amended General Development Plan, and creating Section 28.022 - 00453 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Fernandez, the Commission found the standards for zoning map amendments and planned developments met and recommended to Council to adopt the zoning map amendment subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

 - That refuse and recycling collection occur after 9:00 a.m.
 - That the applicant submit a management plan for deliveries and waste removal for review and approval by the City Traffic Engineer.
 - That the Developers Agreement require that structural soil and a tree guard be installed for the proposed street tree.
 - That the applicant adjust the design of the windows in the garage doors per the discussion of the Urban Design Commission, for review and approval by Planning staff.

The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Fernandez, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The

motion passed by voice vote/other.

Note: Items 5 and 6 are related and were considered as one public hearing.

- 5. [74057](#) 310-322 E Washington Avenue; 2nd Ald. Dist.: Consideration of a demolition permit to demolish a place of worship
On a motion by Cantrell, seconded by Heck, the Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.
A motion was made by Cantrell, seconded by Heck, to Approve. The motion passed by voice vote/other.

- 6. [74869](#) Creating Section 28.022-00602 of the Madison General Ordinances to change the zoning of property located at 310-322 East Washington Avenue, 2nd Alder District, from UMX (Urban Mixed-Use) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00603 to approve a Specific Implementation Plan.
On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards for zoning map amendments and planned developments met and recommended to Council to adopt the zoning map amendment subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:
 - In order for the Plan Commission to grant relief from the requirement for district boundary screening, the applicant must provide written support or agreement with the neighboring property owner to the northwest regarding screening and the proposed expansion of the shared driveway
 - That the developer work with staff to ensure that no street trees be removed from the terrace for bicycle parkingThe motion to recommend approval passed by voice vote/other.
A motion was made by Cantrell, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

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

- 7. [74542](#) 131 W Wilson Street; 4th Ald. Dist: Consideration of a conditional use in the Urban Mixed-Use (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 allow construction of a fifteen-story apartment building containing 263 apartments.
On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and approved the conditional uses subject to the comments and conditions contained in the Plan Commission materials and the following additional condition:
 - That the applicant submit a management plan for deliveries and waste removal for review and approval by the City Traffic Engineer.The motion passed by voice vote/other.
A motion was made by Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.

- 8. [74902](#) Approving a Certified Survey Map of property owned by The Moment Residences, LLC located at 131 W Wilson Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended to Council to approve the certified survey map 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 Solheim, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.
- 9. [74540](#) 3809 E Washington Avenue; 3rd Ald. Dist.: Consideration of a demolition permit to demolish a financial institution

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the demolition permit. 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.
- 10. [74543](#) 2300 S Park Street; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a building exceeding five stories and 68 feet in height to allow construction of a six-story private parking facility at the Village on Park.

On a motion by Cantrell, seconded by Sheppard, the 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 Cantrell, seconded by Sheppard, to Approve. The motion passed by voice vote/other.
- 11. [74544](#) 304 Lakota Way; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for a residential building complex containing 20 apartments in five buildings

On a motion by Cantrell, seconded by Sheppard, the 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 Cantrell, seconded by Sheppard, to Approve. The motion passed by voice vote/other.

Note: Items 12-14 are related and were referred to January 23, 2023 pending a recommendation by the Urban Design Commission

- 12. [74259](#) 6604 Odana Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a theater

On a motion by Cantrell, seconded by Sheppard, the Commission referred the demolition permit to January 23, 2023 pending a recommendation from Urban Design Commission. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Sheppard, to Refer to the PLAN COMMISSION and should be returned by 1/23/2023. The motion passed by voice vote/other.

- 13. [74624](#) Creating Section 28.022-00600 of the Madison General Ordinances to change the zoning of property located at 6604 Odana Road, 19th Alder District, from CC (Commercial Center) District to CC-T (Commercial Center-Transitional) District.

On a motion by Cantrell, seconded by Sheppard, the Commission recommended to Council to refer the rezoning to January 23, 2023 (February 7, 2023 Common Council) pending a recommendation from the Urban Design Commission. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Sheppard, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 1/23/2023. The motion passed by voice vote/other.

- 14. [74260](#) 6604 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for a mixed-use building containing greater than 60 dwelling units, consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet in height, and consideration of a conditional use for a major alteration to 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; all to allow the construction of a six-story mixed-use building containing approximately 2,200 square feet of commercial space and 87 apartments.

On a motion by Cantrell, seconded by Sheppard, the Commission referred the conditional use to January 23, 2023 pending a recommendation from Urban Design Commission. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Sheppard, to Refer to the PLAN COMMISSION and should be returned by 1/23/2023. The motion passed by voice vote/other.

Note: Items 15 and 16 are related and were considered as one public hearing.

- 15. [74898](#) 2412 Waunona Way; 14th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the demolition permit. 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.

- 16. [74899](#) 2412 Waunona Way; 14th Ald. Dist.: Consideration of a conditional use to allow a new single-family residence to be constructed on a lakefront property

On a motion by Cantrell, seconded by Sheppard, the 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 Cantrell, seconded by Sheppard, to Approve. The motion passed by voice vote/other.

Zoning Text Amendment

- 17. [74885](#) Amending Supplemental Regulations within Section 28.151 MGO and Definitions within Section 28.211 of the Madison General Ordinances to Update Definitions of “Family”.

On a motion by Cantrell, seconded by Sheppard, the Commission recommended to Council to refer the zoning text amendment to the June 12, 2023 Plan Commission (June 20, 2023 Common Council). The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Sheppard, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/12/2023. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

Cantrell will be absent from the January 23 and February 13 Plan Commission meetings.
Fernandez will be absent from the February 13 Plan Commission meeting.

SECRETARY'S REPORT

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

Annual Statement of Interest Forms

The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms were due on January 3, 2023. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- 2007 Roth Street - CSM Referral to divide parcel into three lots for housing and open space - Approved on January 3, 2023 subject to Plan Commission recommendation
- 415 N Lake Street - Rezoning from UMX to PD to demolish Lake Street side of State Street-Campus Ramp and construct a 16-story mixed-use building - Approved on January 3, 2023 subject to Plan Commission recommendation
- 5651 Tradesmen Drive - Rezone from IL to IG for a future junkyard - Approved on January 3, 2023 subject to Plan Commission recommendation
- 1605 Fremont Avenue - CSM Referral to divide parcel into two lots in TR-C2 zoning following demolition of a house - Approved on January 3, 2023 subject to Plan Commission recommendation
- 330 W Mifflin Street - Amended PD(GDP-SIP) for Capitol Centre PD to create public park - Approved on January 3, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment to update city floodplain maps - Approved on January 3, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment to change land use approval expirations and extensions - Approved on January 3, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment to repeal and re-create MGO Section 28.104, Transit-Oriented Development overlay district and amending various other sections of MGO Ch. 28 to implement TOD - Referred to January 17, 2023 at request of sponsors

- Upcoming Matters – January 23, 2023

- 4205 Portage Road - Conditional Use and Certified Survey Map Referral - Construct residential building complex containing 484 apartments in five buildings and divide property into four lots by CSM
- 4522 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial building to construct two commercial buildings in Urban Design Dist. 5, including one with a vehicle access sales and service window on one lot
- 6853 McKee Road - PD to Amended PD(GDP) - Amend General Development Plan to allow future construction of mixed-use, multi-family, and commercial buildings
- 1309-1311 Theresa Terrace - SR-C3 to SR-V1 and Demolition Permit - Demolish two-family residence and rezone to allow construction of three-unit single-family attached dwelling
- 1401-1403 Theresa Terrace - SR-C3 to SR-V1 and Demolition Permit - Demolish two-family residence and rezone to allow construction of three-unit single-family attached dwelling
- 4846 Eastpark Boulevard - SEC to TR-U2 and CC-T and Preliminary Plat and Final Plat of The American Center Eastpark Fifth Addition, creating two lots for future mixed-use development, seven lots for future multi-family development, one outlot for private parkland, and one outlot for public stormwater management

- 3440 High Point Road - Attach adult family home from Town of Middleton and assign permanent SR-V2 zoning
- 1801-1841 Northport Drive - Conditional Use - Construct one-story restaurant with vehicle access sales and service window
- 2015 Winnebago Street - Conditional Use for a tasting room
- 5978 Portage Road - Extraterritorial Certified Survey Map to create two lots in the Town of Burke

- Upcoming Matters – February 13, 2023

- 621 Pioneer Road and 10451 Old Sauk Road - Revised Preliminary Plat and Final Plat of Fox Knoll, creating 74 single-family residential lots, one lot for an existing water tower, and two outlots for public stormwater management
- 1650 Pankratz Street - Conditional Use - Construct addition to create an office/warehouse/distribution facility

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Solheim, to Adjourn at 8:45 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