



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Draft 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, July 10, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

The meeting was called 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 this meeting.

Staff Present: Kevin Firchow, Ben Zellers, and Tim Parks, Planning Division; Katie Bannon, Zoning Administrator; Tom Lynch, Madison Dept. of Transportation; Colleen Harris, Wisconsin Dept. of Transportation.

Also Present: Ald. Nasra Wehelie, District 7; Ald. Nikki Conklin, District 9; Ald. Charles Myadze, District 18; Ald. Kristen Slack, District 19.

PUBLIC COMMENT

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

There were no registrants for Public Comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Mendez disclosed that he has spoken with staff from UW Health regarding the design of the clinic being considered as Items 13 and 14, but that he did not feel those conversations would affect his ability to consider those items.

MINUTES OF THE JUNE 22, 2023 SPECIAL MEETING

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

MINUTES OF THE JUNE 26, 2023 REGULAR MEETING

A motion was made by Duncan, seconded by Solheim, to Approve the Minutes.
The motion passed by voice vote/other, with Spencer abstaining.

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, July 24 and August 7, 28, 2023 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, September 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.

SPECIAL ITEM OF BUSINESS

2. [78691](#) WisDOT I-39/90/94 Study - Discussion and Comment

Tom Lynch and Ben Zellers provided an overview of WisDOT planning for the Interstate 39/90/94 corridor that could potentially affect the City of Madison 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**Zoning Text Amendments**

3. [78322](#) SUBSTITUTE: Amending Section 28.104(7)(c) of the Madison General Ordinances to add an exception to height and story minimum requirements.

On a motion by Solheim, seconded by Ald. Figueroa Cole, the Plan Commission recommended that the zoning text amendment be re-referred to July 24, 2023 to allow staff to consider an adjustment to the definition of "exempted uses" or the definition of "counseling/community service organization" to more narrowly define what River Food Pantry does. The motion to recommend re-referral passed by voice vote/other.

A motion was made by Solheim, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 7/24/2023. The motion passed by voice vote/other.

Annexation

4. [78402](#) Creating Section 15.01(655) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" annexing to the 1st Alder District the property located adjacent to 2550 Woods Road in the Town of Verona, creating Section 15.02(158) of the Madison General Ordinances to annex the property to Ward 158, amending 15.03(1) to add Ward 158 to Alder District 1, and assigning a temporary zoning classification of Temp-A (Agricultural) District.

On a motion by Sheppard, seconded by Solheim, the Plan Commission recommended that Council adopt the annexation. The motion passed by voice vote/other.

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

Greater East Towne Area Plan Implementation

- 5. [77249](#) Creating Section 28.022-00623 of the Madison General Ordinances to change the zoning of 3801, 3809, 3813, and 3859 E Washington Avenue; and 3909, 3913, and the northwesterly portion of 3917 Lien Road, 17th Alder District, from CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District.
On a motion by Sheppard, seconded by Solheim, the Plan Commission recommended that this zoning map amendment be placed on file without prejudice at the request of staff; the proactive rezoning is no longer needed. The motion to recommend that this request be placed on file passed by voice vote/ other.

A motion was made by Sheppard, seconded by Solheim, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

- 6. [77250](#) SUBSTITUTE: Creating Section 28.022-00624 of the Madison General Ordinances to change the zoning of various properties located at 1753,1754, 1798, and 1799 Thierer Road; 1745 Parkside Drive; 4201 E Washington Avenue; 4102-4202 and 4302-4602 East Towne Boulevard; 2627-2651 East Springs Drive; and 4802-4814 Annamark Drive, 17th Alder District, from CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00625 of the Madison General Ordinances to change the zoning of all or portions of property generally addressed as 43, 53, 89, and 135 East Towne Mall; and 4301, 4323, 4505, and 4601 East Towne Boulevard;, 17th Alder District, from CC (Commercial Center) District to RMX.
On a motion by Solheim, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the substitute zoning map amendment to the Common Council. The motion passed by voice vote/ other.

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

Development-Related Requests

- 7. [77013](#) 610 Junction Road; District 9: 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 Solheim, seconded by Mendez, the Plan Commission found the proposed alteration to amend the zoning text to add 'restaurant-nightclub' as a conditional use to be consistent with the Specific Implementation Plan approved by the Common Council and the Planned Development standards and approved the alteration and conditional use to allow a restaurant-nightclub tenant subject to the comments and conditions in the Plan Commission materials and the following revised condition:

- That the applicant operate the conditional use in accordance with the submitted and approved management plans.

The motion passed by voice vote/ other.

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

- 8. [77935](#) 5106 Spring Court; District 19: Consideration of a conditional use to construct an accessory building on a lakefront parcel
On a motion by Ald. Figueroa Cole, seconded by Solheim, the Plan Commission found that the standards were met and approved the conditional use request subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

A motion was made by Figueroa Cole, seconded by Solheim, to Approve. The

motion passed by voice vote/other.

9. [77938](#) Approving the preliminary plat and final plat of The American Center Eastpark Sixth Addition on property addressed as 4711 Eastpark Boulevard. (District 17)

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

A motion was made by Sheppard, 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.

10. [78189](#) 233 Langdon Street; District 2: Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a lodging house to allow a 12-unit apartment building to be converted into a 24-bedroom lodging house

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

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

Note: Items 11-12 are related and were considered as one public hearing.

11. [78190](#) 2810 Waunona Way; District 14: Consideration of a demolition permit to demolish a single-family residence

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

12. [78191](#) 2810 Waunona Way; District 14: Consideration of a conditional use to allow a new single-family residence detached accessory building to be constructed on a lakefront property; and consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for a total area of accessory buildings measured at ground floor that exceeds 1,000 square feet, all to allow construction of a new single-family residence and detached garage on a lakefront parcel already developed with a boathouse

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

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

Note: Items 13-14 are related and were considered as one public hearing.

13. [78331](#) Creating Section 28.022-00630 of the Madison General Ordinances to change the zoning of property located at 702-750 University Row, 19th Alder District, amending the PD(GDP) Planned Development (General Development Plan), and creating Section 28.022-631 to approve a Specific Implementation Plan.
- On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards for zoning map amendments and planned developments met and recommended to Common Council to adopt the amended planned development subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
14. [77937](#) Approving a Certified Survey Map of property owned by the University of Wisconsin Hospitals and Clinics Authority and GI Clinic, LLC located at 702-750 University Row and 5119 Silvertree Run. (District 19)
- On a motion by Solheim, seconded by Ald. Field, 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 Field, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Kevin Firchow provided an overview of upcoming plan-related meetings and upcoming agenda items for the Plan Commission.

- Staff Overview of Upcoming Plan-Related Public Meetings

- Upcoming Matters - July 24, 2023

- Annexation of approximately 182 acres of Dane County-owned land from the Town of Cottage Grove
- 18-30 N Carroll Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two commercial buildings and a museum to construct a new five-story museum (Wisconsin History Center) on one lot
- 102 Dempsey Road - Conditional Use - Construct generator at Madison Water Utility Well 11
- 5132 Voges Road - Conditional Use - Construct additional building for Dane County Humane Society
- 314 Junction Road - PD(SIP) Alteration to allow animal daycare in a tenant space in a mixed-use building
- 526 Pinney Street - Conditional Use - Construct four-story mixed-use building with 2,215 square feet of commercial space and 138 apartments

- Upcoming Matters - August 7, 2023

- 1609 S Park Street - Conditional Use - Renovate building into coffee shop and reconstruct vehicle access sales and service window in Urban Design Dist. 7
- 970 N Gammon Road - PD to LMX to allow one-story former daycare center to be converted into service business
- 925-995 Applegate Road - Demolition Permit - Demolish two commercial buildings
- 1145 N Sherman Avenue - Conditional Use for a nightclub tenant in existing multi-tenant commercial building

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Mendez, seconded by Figueroa Cole, to Adjourn at 9:40 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