



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, November 21, 2022

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 9 - Jael Currie; Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Anthony S. Fernandez; Bradley A. Cantrell and Arnold (Gabe) Mendez

Excused: 1 - Nicole A. Solheim

Zellers was Chair for the meeting.

Alders also present: Madison (17), Harrington-McKinney (1), Verveer (4)

Staff also present: Heather Stouder, Lisa McNabola, Planning Division; Tom Lynch, Philip Gritzmacher, Department of Transportation; Katie Bannon, Zoning Administrator

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 NOVEMBER 7, 2022 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, December 12, 2022 and January 9, 2023 at 5:30 p.m.

Special Meeting:

- Thursday, December 8, 2022 at 5:00 p.m.; Location to be announced.

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. [74423](#) Creating Section 16.03 establishing a Transportation Demand Management Program and amending 33.56(5) of the Madison General Ordinances.
- On a motion by Cantrell, seconded by Fernandez, the Plan Commission recommended approval of the ordinance amendment with the recommendation to replace the word "impossible" with "impractical" in the Transportation Demand Management Program.
- A motion was made by Cantrell, seconded by Fernandez, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION POLICY AND PLANNING BOARD. The motion passed by voice vote/other.**

PUBLIC HEARINGS**Development-Related Requests**

Note: Items 3-5 are related and were considered as one public hearing.

3. [73814](#) 120-128 N Orchard Street, 1313 Randall Court, and 1314 Randall Court; 8th Ald. Dist.: Consideration of a demolition permit to demolish a single-family dwelling, two-family dwelling, and three multi-family dwellings.
- On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and voted to Approve the demolition permit 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.**
4. [73815](#) 120-128 N Orchard Street; 1313 Randall Court, and 1314 Randall Court; 8th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with between 37 and 60 units; consideration of a conditional use in the TR-U2 District for a building exceeding six stories and 78 feet in height, and; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, all to allow construction of an eight-story, 48-unit apartment building.
- 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 contained in the Plan Commission materials. In the motion the Plan Commission approved the November 15, 2022 Building Elevations contained 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. [74046](#) Approving a Certified Survey Map of property owned by 4 Lakes Properties, LLC located at 120-128 N Orchard Street, 1313 Randall Court, 1314 Randall Court, and 1309-1311 W Dayton Street; 8th Ald. Dist.

On a motion by Cantrell, seconded by Mendez, the Plan Commission found the standards met and voted to recommend approval of 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 Mendez, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 6-8 are related and were referred as follows:

- 6. [74054](#) 415 N Lake Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish a parking structure

On a motion by Cantrell, seconded by Mendez, the Plan Commission referred the demolition permit to December 12, 2022 at the request of the applicant. 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 12/12/2022. The motion passed by voice vote/other.
- 7. [74426](#) Creating Section 28.022-00596 of the Madison General Ordinances to rezone property located at 415 North Lake Street, 2nd Alder District, from UMX (Urban Mixed Use) District to PD (GDP) Planned Development (General Development Plan) and creating Section 28.022-00597 to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Mendez, the Plan Commission recommended that the zoning map amendment be referred to December 12, 2022 at the request of the applicant. 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 12/12/2022. The motion passed by voice vote/other.
- 8. [74055](#) 415 N Lake Street; 2nd Ald. Dist.: 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 sixteen-story mixed-use building containing an inter-city bus terminal, approximately 500-stall parking garage, and 250 dwelling units.

On a motion by Cantrell, seconded by Mendez, the Plan Commission referred the conditional use to December 12, 2022 at the request of the applicant. 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 12/12/2022. The motion passed by voice vote/other.

Note: Items 9-11 are related and were referred as follows:

- 9. [74065](#) Approving a Certified Survey Map of property owned by The Kraft Heinz Foods Company and Lincoln Avenue Capital addressed as 2007 Roth Street; 12th Ald. Dist.

On a motion by Cantrell, seconded by Mendez, the Plan Commission recommended that the certified survey map be referred to December 12, 2022 at the request of the applicant. 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 12/12/2022. The motion passed by voice vote/other.

10. [74056](#)

2007 Roth Street; 12th Ald. Dist. (Lot 1 of proposed Certified Survey Map): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units to allow construction of a six-story, 250-unit apartment building.

On a motion by Cantrell, seconded by Mendez, the Plan Commission referred the conditional use to December 12, 2022 at the request of the applicant. 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 12/12/2022. The motion passed by voice vote/other.

11. [74721](#)

2007 Roth Street; 12th Ald. Dist. (Lot 2 of proposed Certified Survey Map): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units; consideration of a conditional use in the TR-U2 District for a building taller than six stories in height; and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a seven-story, 303-unit apartment building.

On a motion by Cantrell, seconded by Mendez, the Plan Commission referred the conditional use to December 12, 2022 at the request of the applicant. 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 12/12/2022. The motion passed by voice vote/other.

Note: Items 12 and 13 are related and were considered as one public hearing.

12. [74258](#)

4409 Pflaum Road and 2505 Seiferth Road; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a personal indoor storage facility.

On a motion by Cantrell, seconded by Mendez, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following revised condition:

The Plan Commission provides an advisory comment that the development team consider the standard Forestry Section conditions of approval related to the preservation and protection of existing street trees as follows, subject to input from the City Forester:

1. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.
2. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Add as a note on the site, grading, utility, demolition and street tree plan sets.
3. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction

addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.

4. Street tree protection zone fencing should be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on both the site and street tree plan sets.
5. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.

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

13. [74265](#) Approving a Certified Survey Map of property owned by 2501 Stoughton Road, LLC located at 4409 Pflaum Road and 2505 Seiferth Road; 16th Ald. Dist.

On a motion by Cantrell, seconded by Mendez, the Plan Commission found the standards met and voted to recommend approval of 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 Mendez, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

14. [71634](#) 917 Deming Way; 9th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing wall of an office /industrial building to allow construction of an addition.

On a motion by Cantrell, seconded by Mendez, the Plan Commission found the standards met and approved the demolition permit 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 Mendez, to Approve. The motion passed by voice vote/other.

15. [73360](#) 1824 S Park Street; Urban Design Dist. 7; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a restaurant-nightclub

On a motion by Cantrell, seconded by Mendez, the Plan Commission placed the conditional use request on file without prejudice. Planning and Zoning staff determined that the proposed use no longer required approval of a conditional use request based on revised information provided by the applicant. The motion to place on file without prejudice passed by voice vote/other.

A motion was made by Cantrell, seconded by Mendez, to Place On File Without Prejudice. The motion passed by voice vote/other.

16. [74310](#) Creating Section 28.022-00595 of the Madison General Ordinances to change the zoning of property located at 432 S Junction Road, 1st Alder District, from A (Agricultural) District to SE (Suburban Employment) District.

On a motion by Cantrell, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommended approval passed by voice vote/ other.

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

- 17. [74059](#) 668 State Street; 8th Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District for an addition to a building greater than 20,000 square feet and that has more than four stories to allow construction of a four-story addition to an existing two-story commercial building

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 contained 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.

- 18. [74253](#) 508 W Lakeside Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District to allow a home occupation in an accessory building.

On a motion by Cantrell, seconded by Mendez, the Plan Commission placed the conditional use request on file without prejudice at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Mendez, to Place On File Without Prejudice. The motion passed by voice vote/other.

- 19. [74254](#) 255 N Sherman Avenue; 12th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a restaurant-nightclub and consideration of a conditional use in the NMX District for an outdoor eating area, to allow a portion of a commercial building to be converted into a restaurant-nightclub with outdoor eating area.

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 contained 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.

- 20. [74255](#) 3010 Crossroads Drive; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a restaurant-nightclub to allow a restaurant-tavern to be converted into a restaurant-nightclub

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 contained 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.

- 21. [74256](#) 5050 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel

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 contained 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.

22. [74498](#) 402 W Wilson Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish an office building

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and voted to Approve the demolition permit subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Upcoming Matters – December 12, 2022

- 1801 Northport Drive - Conditional Use - Construct one-story restaurant with vehicle access sales and service window
- 6604 Odana Road - CC to CC-T, Demolition Permit, and Conditional Use - Demolish theater to construct six-story mixed-use building with 2,200 square feet and 87 apartments
- 5651 Tradesmen Drive - IL to IG and Conditional Use - Construct junkyard
- 1605 Fremont Avenue - Demolition Permit and Certified Survey Map Referral - Demolish single-family residence to divide parcel into two lots in TR-C2 zoning
- 330 W Mifflin Street - Amended PD(GDP-SIP) for Capitol Centre to allow creation of a public park in existing courtyard
- Zoning Text Amendment - Repealing and re-creating MGO Section 28.104, Transit-Oriented Development overlay district
- 2526 Lake Mendota Drive - Conditional Use - Construct addition to Madison Water Utility Unit Well No. 19
- 629 Spruce Street - Demolition Permit - Demolish single-family residence
- 2814 Syene Road - Conditional Use for a technical school (dog training) tenant in existing building in IL zoning
- 3809 E Washington Avenue - Demolition Permit - Demolish financial institution
- 6209 Mineral Point Road - Demolition Permit - Demolish apartment building on Oakwood Village University Woods campus

- Upcoming Matters – January 9, 2023

- 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
- 118 W Wilson Street - Amended PD(GDP-SIP) - Construct six-story jail addition to Dane County Public Safety Building
- 310-322 E Washington Avenue - Demolition Permit and Conditional Use - UMX to PD(GDP-SIP) - Demolish place of worship to construct ten-story mixed-use building with 16,000 square feet of non-residential space and 130 apartments
- 131 W Wilson Street - Conditional Use- Construct 15-story, 263-unit apartment building
- 2300 S Park Street - Conditional Use - Construct six-story parking garage at Village on Park
- 304 Lakota Way - Conditional Use - Construct residential building complex containing 20 apartments in five buildings

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Sheppard, to Adjourn at 8:30 p.m. The motion passed by voice vote/other.

REGISTRATIONS

[69103](#)

Registrants for 2022 Plan Commission Meetings