



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, July 24, 2023

5:30 PM

Virtual Meeting

****Note**** Quorum of the Common Council may be in attendance at this meeting.

CALL TO ORDER/ROLL CALL

Zellers was chair for the meeting.

Staff Present: Heather Stouder, Lisa McNabola, and Jeff Greger, Planning Division; Katie Bannon, Zoning Administrator

Also Present: Ald. Madison, Dist. 17, Ald. Myadze, Dist. 18

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

Excused: 1 - Patrick W. Heck

PUBLIC COMMENT

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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by members of the Plan Commission.

MINUTES OF THE JULY 10, 2023 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, August 7, 28 and September 18, 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.

ROUTINE BUSINESS

2. [78658](#) Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of Acacia Ridge Replat No. 2 to allow the replatting of a portion the development. Being located in the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 1)
- A motion was made by Solheim, seconded by Duncan, 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. [78580](#) Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area to include the properties located at 6401-6417 Cottage Grove Road (District 16)
- A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

PUBLIC HEARINGS

Annexation

4. [78656](#) 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 16th Alder District the property located at 2986 Femrite Drive, 2987 Femrite Drive, and 3084 Luds Lane in the Town of Cottage Grove, amending Section 15.02(155) of the Madison General Ordinances to annex the property to Ward 155, and assigning a temporary zoning classification of Temporary A (Agricultural) District. (District 16)
- On a motion by Solheim, seconded by Duncan, the Plan Commission recommended that Council adopt the annexation. The motion passed by voice vote/other.
Note: A two-thirds vote of the Common Council is required to pass this ordinance
- A motion was made by Solheim, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other. (A two-thirds vote of the Council is required to adopt this ordinance.)**

Development-Related Requests

5. [78198](#) 102 Dempsey Road; District 15: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for a water pumping station and reservoir to allow an emergency electric generator to be installed at Madison Water Utility Unit Well 11.
- On a motion by Solheim, seconded by Duncan, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Solheim, seconded by Duncan, to Approve. The motion passed by voice vote/other.**
6. [78422](#) 5132 Voges Road; District 16: Consideration of a conditional use in the Industrial-Limited (IL) District for an animal shelter to allow construction of an

accessory building for the Dane County Humane Society

On a motion by Solheim, seconded by Duncan, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

Note: Item 7 should be referred to August 7, 2023 to provide corrected notice

- 7. [78423](#) 314 Junction Road; District 9: Consideration of a conditional use in an approved PD(SIP) (Planned Development District-Specific Implementation Plan) for an animal day care in an existing mixed-use building
 On a motion by Solheim, seconded by Duncan, the Plan Commission referred the item to 8/7/23. The motion passed by voice vote/other
A motion was made by Solheim, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 8/7/2023. The motion passed by voice vote/other.

- 8. [78424](#) 526 Pinney Street; District 15: Consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building to allow construction of a four-story mixed-use building containing 2,215 square feet of commercial space and 138 apartments
 On a motion by Solheim, seconded by Figueroa Cole, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions in the Plan Commission materials, and the following condition: The applicant shall work with the City Traffic Engineer to review the need for potential signage, marking, or installation of a Rapid Rectangular Flashing Beacon (RRFB) for the multiuse path north of the site at its crossing of Dempsey Road. The Developer shall be financially responsible for such signing, marking, or RRFB installation.
 The motion passed by voice vote/other.
A motion was made by Solheim, seconded by Figueroa Cole, to Approve with Amendment(s). The motion passed by voice vote/other.

Note: Items 9-10 are related and should be referred to August 28, 2023 at the request of the applicant

- 9. [78192](#) 18-30 N Carroll Street; District 4: Consideration of a demolition permit to demolish two commercial buildings and a museum
 On a motion by Solheim, seconded by Duncan, the Plan Commission referred the item to 8/28/23. The motion passed by voice vote/other
A motion was made by Solheim, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 8/28/2023. The motion passed by voice vote/other.
- 10. [78194](#) 18-30 N Carroll Street; District 4: Consideration of a conditional use in the Downtown Core (DC) District for a new building greater than 20,000 square feet or that has more than four stories to allow construction of a five-story museum
 On a motion by Solheim, seconded by Duncan, the Plan Commission referred the item to 8/28/23. The motion passed by voice vote/other
A motion was made by Solheim, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 8/28/2023. The motion passed by voice vote/other.
- 11. [78225](#) Approving a Certified Survey Map of property owned by Wisconsin Historical Foundation, Inc. located at 18-30 N Carroll Street; District 4.

On a motion by Solheim, seconded by Duncan, the Plan Commission referred the item to 8/28/23. The motion passed by voice vote/other

A motion was made by Solheim, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 8/28/2023. The motion passed by voice vote/other.

Zoning Text Amendments

12. [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 Mendez, the Plan Commission found the standards met and recommended approval of the ordinance amendments by voice vote/ other.
A motion was made by Solheim, seconded by Mendez, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
13. [78659](#) Amending Section 28.104(2) of the Madison General Ordinances to add an Exemption from Transit Oriented Development Requirements for Madison- and Dane County-Owned Parks.
On a motion by Solheim, seconded by Duncan, the Plan Commission found the standards met and recommended approval of the ordinance amendments by voice vote/ other.
A motion was made by Solheim, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
14. [78688](#) Amending Sections 28.060 and 28.071 of the Madison General Ordinances to Add a Door and Window Opening Standards Exemption for Civic or Institutional Buildings in Certain Zoning Districts.
On a motion by Solheim, seconded by Duncan, the Plan Commission found the standards met and recommended approval of the ordinance amendments by voice vote/ other.
A motion was made by Solheim, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
15. [78690](#) Amending Various Sections of Chapter 28 of the Madison General Ordinances to Reduce Some Minimum Setback Requirements for Consistency with Existing Lots.
On a motion by Solheim, seconded by Duncan, the Plan Commission found the standards met and recommended approval of the ordinance amendments by voice vote/ other.
A motion was made by Solheim, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

Secretary Heather Stouder noted that the Special Meeting on Thursday, September 7, 2023 at 5:00 p.m may be a virtual meeting instead of in-person.

- Recent Common Council Actions

- Repealing and Recreating Section 16.23 of the Madison General Ordinances to Update the Subdivision Regulations - On July 11, 2023, the Common Council referred Second Substitute to its July 25 meeting
- Amending MGO Sections 9.29 and 28.151 to update regulations for Tourist Rooming

Houses - Adopted by the Common Council on July 11, 2023 subject to Plan Commission recommendation

- Upcoming Matters – August 7, 2023

- 1609 S Park Street - Conditional Use - Renovate existing 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 to allow a nightclub tenant in existing multi-tenant commercial building

- Upcoming Matters – August 28, 2023

- 232 N Park Street, 209 Bernard Court, 908 W Dayton Street, 207 N Brooks Street, and 911-923 Clymer Place - TR-U2 to CI, Amended CI District Master Plan, and Demolition Permit - Demolish three residences and amend master plan to allow construction of a six-story, 149,200 sq. ft. academic building (Levy Hall) on UW-Madison campus
 - 3420-3614 Milwaukee Street - Temp A. to TR-V2, TR-U2, CC-T, CN and PR and Preliminary Plat of "Starkweather Plat" creating 13 lots for future residential and mixed-use development, five outlots for public uses, and five outlots for private uses
 - 660 S Whitney Way - Conditional Use to convert restaurant-tavern into bank with vehicle access sales and service window in Urban Design Dist. 3
- The Plan Commission may preview these projects online at <https://www.cityofmadison.com/dpced/planning/current-projects/1599/>.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Solheim, seconded by Sheppard, to Adjourn at 6:20 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