



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, April 10, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 8 - Jael Currie; Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Bradley A. Cantrell and Arnold (Gabe) Mendez

Excused: 2 - Anthony S. Fernandez and Nicole A. Solheim

Zellers was chair for this meeting.

Staff Present: Heather Stouder and Tim Parks, Planning Division

Also Present: Ald. Yannette Figueroa Cole, Dist. 10, and Ald. Sabrina Madison, Dist. 17

PUBLIC COMMENT

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

Linda Lehnertz addressed the Plan Commission regarding a project that was discussed at the March 27, 2023 meeting

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE MARCH 27, 2023 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:

- Monday, April 24 and May 8, 2023 at 5:30 p.m.

Special Meeting:

- Thursday, June 22, 2023 at 5:00 p.m.; 215 Martin Luther King, Jr. Blvd., 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.

PUBLIC HEARINGS**Development-Related Requests**

Note: Items 2-3 are related and were considered as one public hearing.

2. [76502](#) Creating Section 28.022-00622 of the Madison General Ordinances to change the zoning of property located at 4001-4005 Marsh Road, 16th Alder District, from Temp. A (Temporary-Agricultural) District to IL (Industrial-Limited) District.
- On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the rezoning to the Common Council. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

3. [76310](#) Approving a Certified Survey Map of property owned by Timothy Neitzel located at 4001-4005 Marsh Road; 16th Ald. Dist.
- On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the land division subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 4-5 are related and were considered as one public hearing.

4. [76488](#) 700 Cottage Grove Road; 15th Ald. Dist.: Consideration of a demolition permit to demolish a taxi business
- 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.**
5. [76489](#) 700 Cottage Grove Road; 15th 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 Ald. Paulson, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Paulson, to Approve. The motion passed by voice vote/other.**

6. [76302](#) 652 Burnt Sienna Drive; 9th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District for a daycare center, and consideration of a conditional use in the TR-C3 District for a building or structure exceeding 10,000 square feet in floor area, to allow construction of a one-story daycare center.
- On a motion by Cantrell, seconded by Sheppard, the Plan Commission referred the conditional use requests to April 24, 2023 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 and should be returned by 4/24/2023. The motion passed by voice vote/other.**
7. [76481](#) 5701 Raymond Road; 10th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to allow free-standing vending (food cart) in a church parking lot.
- 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 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. [76312](#) Approving the final plat of *Acacia Ridge Replat No. 3* on property addressed as 9202-9252 Rustic Pine Road; 1st Ald. Dist.
- On a motion by Cantrell, seconded by Sheppard, 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 to recommend approval passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**
- Note: Items 9-11 are related and were referred to a future meeting (no date specified).
9. [69791](#) 428, 434 and 444 State Street; 2nd Ald. Dist.: Consideration of a demolition permit to allow demolition of three mixed-use buildings.
- On a motion by Cantrell, seconded by Sheppard, the Plan Commission referred the demolition permit (ID 69791), conditional use requests (69792), and Certified Survey Map (ID 69800) to a future meeting (no date specified) pending a recommendation by the Urban Design Commission on the project. 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.**
10. [69792](#) 428-444 State Street; 2nd Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District for a new building; and consideration of a conditional use for nonresidential development immediately adjacent to the boundary of a City-owned public park, to allow construction of a six-story tall mixed-use building containing up to 6,445 square feet of commercial space and 26 apartments adjacent to Lisa Link Peace Park.
- On a motion by Cantrell, seconded by Sheppard, the Plan Commission referred the demolition permit (ID 69791), conditional use requests (69792), and Certified Survey Map (ID 69800) to a future meeting (no date specified) pending a recommendation by the Urban Design Commission on the project. 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.11. [69800](#)

Approving a Certified Survey Map of property owned by JD McCormick, LLC located at 428-444 State Street; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission referred the demolition permit (ID 69791), conditional use requests (69792), and Certified Survey Map (ID 69800) to a future meeting (no date specified) pending a recommendation by the Urban Design Commission on the project. 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.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized upcoming matters for the Plan Commission.

- Upcoming Matters – April 24, 2023

- Code of Ethical Conduct for Board/Committee/Commission Members
- Staff Overview - 2023 Comprehensive Plan Interim Update
- 4846 Eastpark Boulevard - Conditional Use - Construct a five story, mixed use building with 7,650 sq. ft. of commercial space and 119 apartments on Lot 47 of future American Center-Eastpark Fifth Addition plat and a four-story, 82-unit apartment bldg. on future Lot 48
- 4846 Eastpark Boulevard - Conditional Use - Construct residential building complex with approximately 200 apartments in two four-story buildings with a private park and outdoor recreation on Lots 49-50 and Outlot 22 of future American Center-Eastpark Fifth Addition plat
- 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane - Amended TR-P Master Plan, Conditional Use-Residential Building Complex, Preliminary Plat, and Final Plat of Acacia Ridge Replat No. 4, re-dividing 54 single-family lots and 1 outlot into 64 lots for single-family and two-family dwellings, 2 lots to be developed with 10 single-family cottage condominiums, 1 outlot for private open space, 1 outlot for a public alley, and 2 outlots for private alleys and surface parking
- 606-614 Little Dove Trail, 9205-9229 Silver Maple Dr., 9206-42 Gentle Feather Rd. - TR-C3 to TR-P, Amended TR-P Master Plan, Preliminary Plat, and Final Plat of Acacia Ridge Replat No. 5, re-dividing 68 single-family lots and 2 outlots into 106 lots for single-family and two-family dwellings, 2 outlots for private open space, and 2 outlots for public alleys
- 4351 East Towne Way - Conditional Use for animal boarding at an existing animal daycare
- 7005 Tree Lane - Conditional Use for a restaurant-tavern tenant in multi-tenant commercial building

- Upcoming Matters – May 8, 2023

- Staff Update - West Area Plan
- 437-445 W Johnson Street, 430-440 W Dayton Street & 215-221 N Bassett Street - Demolition Permit, PD and DR2 to UMX, Conditional Use, and Certified Survey Map Referral - Demolish 11 residential buildings to construct an up to 12-story apartment building with 232 units on one lot
- 702 N Midvale Boulevard & 401 N Segoe Road - PD(GDP) to PD(SIP) - Construct a one-story, 16,756 sq. ft. commercial building, a three-story, 54,413 sq. ft. commercial building, and a seven-story mixed-use building with 7,638 sq. ft. of commercial space and 100 residential units at Hilldale Shopping Center
- 426 S Yellowstone Drive - Demolition Permit and Conditional Use - Demolish office building to construct five-story mixed-use building with 750 square feet of commercial space and 147 apartments
- 131 E Lakeside Street - Conditional Use for a restaurant-tavern tenant in mixed-use building with outdoor eating area
- 610 Junction Road - PD(SIP) Alteration to allow restaurant-nightclub tenant in mixed-use building with outdoor eating area
- 826 Williamson Street and 302 S Paterson Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial building and garages to construct a four-story mixed-use building with 3,734 sq. ft. of commercial space and 55 apartments on Williamson Street and a five-story

mixed-use building with 864 sq. ft. of commercial space and 133 apartments on S Paterson Street, all on two lots created by CSM

- 506-518 E Wilson Street and 134-148 S Blair Street - PD(SIP) Alteration - Amend Specific Implementation Plan for Essen Haus, etc. to allow outdoor recreation, weekly outdoor events, and special seasonal events in parking lot
- 2002 Pankratz Street - Conditional Use to convert brewery to indoor recreation facility with restaurant-tavern
- 220 Cottage Grove Road - Conditional Use - Construct addition to an auto service station (gas station and convenience store)

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Sheppard, to Adjourn at 5:52 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