



# 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](http://www.madisoncitychannel.tv).*

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Monday, October 30, 2023

5:30 PM

**\*\*Virtual Meeting\*\***

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### CALL TO ORDER/ROLL CALL

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

**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 Bob Soldner

**Excused:** 2 - Patrick W. Heck and Christopher T. McCahill

Zellers was chair for the meeting.

Alders also present: Tishler, Evers, Knox, Slack, Rummel, Madison

Staff Present: Heather Stouder, Lisa McNabola, 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 by members of the Plan Commission.

### MINUTES OF THE OCTOBER 2, 2023 REGULAR MEETING

**A motion was made by Figueroa Cole, seconded by Field, to Approve the Minutes. The motion passed by voice vote/other.**

### SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, November 13, 27 and December 11, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, December 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.

**PUBLIC HEARINGS**

**Development-Related Requests**

- 2. [78428](#) 1609 S Park Street (District 13): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window to allow a restaurant to be converted into a coffee shop with vehicle access sales and service window in Urban Design Dist. 7

On a motion by Solheim, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials, and the following conditions:

  - 1) The applicant shall add signage directing traffic to the driveway entrance along South Park Street .
  - 2) The operator shall provide full service operations with indoor seating for the duration of the conditional use.

The motion to approve 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.**
  
- 3. [79962](#) 112 S Hancock Street; First Settlement Historic District (District 6): Consideration of a conditional use in the Downtown Residential 1 (DR1) District for a multi-family dwelling (5-8 units) to allow a three-family dwelling to be converted into a five-unit multi-family dwelling.

On a motion by Ald. Figueroa Cole, seconded by Ald. Duncan, the Plan Commission referred the item to 11/13/23 at the request of staff. The motion passed by voice vote/other.

**A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 11/13/2023. The motion passed by voice vote/other.**
  
- 4. [79963](#) 702-726 S High Point Road and 601-701 S Junction Road (District 1): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow a private school tenant in the existing Holy Name Heights/ Bishop O'Connor Center mixed-use development.

On a motion by Ald. Figueroa Cole, seconded by Ald. Duncan, the Plan Commission referred the item to 11/13/23 at the request of the applicant and district alder. The motion passed by voice vote/other

**A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 11/13/2023. The motion passed by voice vote/other.**
  
- 5. [80091](#) Creating Section 28.022-00642 of the Madison General Ordinances to amend a Planned Development (PD) District General Development Plan (GDP) located at 4716 Sheboygan Avenue, and creating Section 28.022-00643 to approve a Specific Implementation Plan. (District 11)

On a motion by Solheim, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the zoning map amendment, subject to the comments and conditions contained in the Plan Commission materials, and the following revision:

- That condition #1 of the staff recommendations be removed: "That the 12-stall parking lot proposed on the hotel site be removed."

The motion to recommend approval with the above revision passed by voice vote/ other.

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

Note: Items 6-7 are related and were considered as one public hearing.

- 6. [79553](#) 2124-2216, 2111-2223 Waters Edge Trail, and various other parcels in the Village at Autumn Lake subdivision (District 17): Approval of an alteration to an approved Traditional Residential- Planned (TR-P) District master plan for the Village at Autumn Lake subdivision to reflect the proposed *Village at Autumn Lake Replat No. 7* subdivision.

On a motion by Ald. Figueroa Cole, seconded by Ald. Duncan, the Plan Commission found the standards met and approved the alteration to an approved Traditional Residential - Planned (TR-P) District subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

- 7. [79554](#) Approving the preliminary plat and final plat of the Village at Autumn Lake Replat No. 7 on property addressed as 2124-2216 Waters Edge Trail, 2111-2223 Waters Edge Trail, 5-25 Spittlebug Circle, et al (District 17).

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

**A motion was made by Figueroa Cole, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 8-10 are related and were considered as one public hearing.

- 8. [80092](#) Creating Section 28.022-00644 and 28.022-00645 of the Madison General Ordinances to change the zoning of property located at 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing, 1st Alder District, from EC (Employment Campus) and CN (Conservancy) District to SE (Suburban Employment) and CN (Conservancy) District. (District 1)

On a motion by Ald. Figueroa Cole seconded by Ald. Duncan, the Plan Commission found the standards met and recommended approval of the zoning map amendment, 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 Figueroa Cole, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

- 9. [79552](#) Re-approving the final plat of the *University Research Park-Pioneer First Addition Replat* subdivision on land generally addressed as 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing (District 1).

On a motion by Ald. Figueroa Cole, seconded by Ald. Duncan, the Plan Commission found the standards met and recommended approval of the final plat to the Common Council subject to the comments and

conditions in the Plan Commission materials. The motion passed by voice vote/other.

**A motion was made by Figueroa Cole, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055. The motion passed by voice vote/other.**

- 10. [80073](#) Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of University Research Park - Pioneer 1st Addition to allow the replatting of a portion the development. Being located in the Northeast 1/4 of the Northwest 1/4, Southwest 1/4 of the Northwest 1/4, Northeast 1/4 of the Southwest 1/4, of Section 34, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 1)

**A motion was made by Figueroa Cole, seconded by Field, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

Note: Items 11-13 are related and were considered as one public hearing.

- 11. [79964](#) 5116 and 5118 Spring Court (District 19): Consideration of a demolition permit to demolish two single-family residences  
On a motion by Solheim, seconded by Mendez, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

- 12. [79965](#) 5116-5118 Spring Court (District 19): Consideration of a conditional use to allow construction of a single-family residence on a lakefront property; and consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for a building or structure exceeding 10,000 square feet in floor area, to allow construction of a new single-family residence on a lakefront property.

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

1) This applicant shall submit a site grading, drainage and foundation plan to City Engineering for review and approval prior to issuance of any Building Permits for the site. This plan shall show how drainage is allowed through and off of the site post redevelopment.

The motion to approve with conditions passed by voice vote/ other.

**A motion was made by Solheim, seconded by Mendez, to Approve with Amendment(s). The motion passed by voice vote/other.**

- 13. [79980](#) Approving a Certified Survey Map of property owned by Kerin K. Peterson located at 5116-5118 Spring Court (District 19).

On a motion by Solheim, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the CSM to the Common Council 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 Mendez, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055. The motion passed by voice vote/other.**

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Secretary Stouder provided an overview of recent Common Council actions to the Plan Commission.

### - Recent Common Council Actions

- 6853 McKee Road - Rezoning from PD(GDP) to PD(SIP) to construct a two-story, 10,440 square-foot commercial building - Approved on October 17, 2023 subject to Plan Commission recommendation
- 248 East Hill Parkway - Rezoning from PD to TR-C3 and Amended PD and Preliminary Plat and Final Plat of Third Addition to Reston Heights - Approved on October 17, 2023 subject to Plan Commission recommendations
- 2102-2202 Darwin Road - Rezoning from PMHP to SE and Certified Survey Map Referral - Approved on October 17, 2023 subject to Plan Commission recommendations

### - Upcoming Matters – November 13, 2023

- 405-407 & 431 W Gorham Street, 408-430 W Johnson Street 304-318 N Broom Street - Demolition Permit, PD to UMX, Conditional Use and Certified Survey Map Referral - Demolish 13 residential buildings to construct 8- to 14-story, 459-unit apartment building on one lot
- 1849 Wright Street - IL to CI - Allow existing building on Madison College campus to be remodeled
- 5803 Lien Road - Temp. A to TR-P, PR and CN, and Preliminary Plat of East Meadow Estates, creating 18 single-family lots, 11 lots for future multi-family development, and 6 outlots to be dedicated for public stormwater management, parkland, and conservancy
- 2012-2208 Wood Sorrel Street, 1901-1937 Firefly Drive, et al - Preliminary Plat and Final Plat of Village at Autumn Lake Replat No. 8, replatting 130 single-family lots and 3 outlots into 154 single-family lots and 3 public outlots and 2 private outlots
- 6550 US Highways 12 & 18/ Maahic Way - Certified Survey Map Referral - Create two lots in IL zoning
- Zoning Text Amendment - Amending map in Section 28.071(2)(a) related to downtown height limits to update the Downtown Height Map in the Brayton Lot area
- Zoning Text Amendment - Amending map in Section 28.071(2)(a) related to downtown height limits to update the Downtown Height Map in the 300-Block of N Broom Street area
- 131 W Wilson Street - Conditional Use Alteration - Approve amended plans for exterior lighting on a 15-story, 263-unit apartment building
- 353 Bear Claw Way - Conditional Use - Construct three-story, 59-unit apartment building on Lot 3, Paragon Place Addn. 1
- 354 Bear Claw Way - Conditional Use - Construct four-story, 162-unit apartment building on Lot 2, Paragon Place Addn. 1
- 4510-4514 Packers Avenue - A to SR-C3 and Certified Survey Map Referral - Create two lots for existing residences
- 1129-1133 E Wilson Street - Conditional Use to allow freestanding vending for brewpub
- 2927 E Washington Avenue - Conditional Use to allow tasting room for brewery
- 4402 Brandt Road/ CTH AB - Conditional Use to construct sanitary landfill

### - Upcoming Matters – November 27, 2023

- 4205 Portage Road - Conditional Use Alteration - Amend landscaping plans for approved five-building residential building complex to change mulch in planting beds from wood to stone
- 201-301 S Park Street and 702 and 755 Braxton Place - PD and TR-U1 to TR-U2 and RMX - Rezoning four parcels to facilitate future redevelopment of CDA-owned parcels in the Triangle
- 421 S Yellowstone Drive - Demolition Permit, SE to TR-U2, and Conditional Use -

- Demolish two-story office building to construct five-story, 83-unit apartment building
- 4702 Tradewinds Parkway - IL to SE to allow programming of existing office building to be expanded to other allowed uses
- 3002-3020 Meier Road - A to IL and Certified Survey Map Referral - Create one lot in IL zoning and one outlot in A zoning
- 7501-7625 Luds Lane and 8603-8901 Femrite Drive - Temp. A to SE and A and Certified Survey Map Referral - Create one lot in SE zoning and one lot in A zoning; also seeking A zoning for newly annexed Dane County-owned lands outside of proposed CSM
- 4404 Hoepker Road - A to TR-U1 and NMX and Preliminary Plat and Final Plat - Preliminary plat of Pumpkin Hollow, creating 6 lots for future residential, 3 lots for future mixed-use development, and 3 outlots for stormwater management, and the final plat of Pumpkin Hollow-Phase 1, creating 2 lots for future residential development and 1 outlot for stormwater management
- South side of Mid Town Road on both sides of Martyr Road - Annexation of three parcels totaling 96.8 acres from the Town of Verona
- 5632 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct new single-family residence on lakefront lot
- 1302 Chandler Street - Demolition Permit - Demolish single-family residence

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Solheim, seconded by Field, to Adjourn at 8:41 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