



# 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, November 7, 2022

5:30 PM

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

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The City of Madison is holding this Plan Commission meeting virtually to help protect our community during the Coronavirus (COVID-19) pandemic.

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

### CALL TO ORDER/ROLL CALL

Zellers called the meeting to order at 5:30 p.m.

**Present:** 8 - Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Anthony S. Fernandez; Nicole A. Solheim and Bradley A. Cantrell

**Excused:** 2 - Jael Currie and Arnold (Gabe) Mendez

Zellers was chair for the meeting.

Alders also present: Tishler (11), Foster (15), Myadze (18), Furman (19)

Staff present: Heather Stouder and Colin Punt, 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.

### MINUTES OF THE SEPTEMBER 29, 2022 SPECIAL MEETING

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

### MINUTES OF THE OCTOBER 24, 2022 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, November 21 and December 12, 2022 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.

### PUBLIC HEARINGS

#### Official Map Amendment

- 2. [74140](#) Amending the City of Madison Official Map to remove mapped reservations for future public streets located in the Southwest Quarter of the Northeast Quarter of Section 30, Township 8 North, Range 10 East in the City of Madison, on land generally addressed as 2202-2320 Darwin Road.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the Official Map amendment with the removal of the east-west street reservation while maintaining the north-south street reservation. The motion passed by voice vote/ other.

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

#### Development-Related Requests

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

- 3. [73818](#) 219 N Fair Oaks Avenue; 15th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building

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

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

- 4. [74080](#) Creating Section 28.022-00592 of the Madison General Ordinances to change the zoning of property located at 219 North Fair Oaks Avenue, 15th Alder District, from Temporary A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and voted to recommend approval of the zoning map amendment. The motion passed by voice vote/other.

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

- 5. [73819](#) 219 N Fair Oaks Avenue; 15th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 1 (TR-U1) District for a

multi-family dwelling with greater than 60 units to allow construction of a four-story, 112-unit apartment building

On a motion by Cantrell, seconded by Fernandez, 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 Fernandez, to Approve. The motion passed by voice vote/other.**

Note: Items 6-8 are related and were considered as one public hearing.

- 6. [74081](#) Creating Section 28.022-00594 of the Madison General Ordinances to change the zoning of property located at 517 Grand Canyon Drive and 6617 Odana Road, 19th Alder District, from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and voted to recommend approval of the zoning map amendment. The motion passed by voice vote/other.

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

- 7. [73822](#) 517 Grand Canyon Drive and 6617 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for a mixed-use building containing greater than 60 dwelling units to allow a hotel to be converted into a mixed-use building containing 153 apartments.

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

- 8. [73826](#) Approving a Certified Survey Map of property owned by Madison Hospitality Hotel, LLC located at 517 Grand Canyon Drive and 6617 Odana Road; 19th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, 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 Solheim, 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 considered as one public hearing.

- 9. [73820](#) 833 Hughes Place; 14th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building

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

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

- 10. [74082](#) Creating Section 28.022-00593 of the Madison General Ordinances to change the zoning of property located at 2405 Cypress Way, 825-837

Hughes Place, 810 West Badger Road, 14th Alder District, from SR-V1 (Suburban Residential-Varied 1) and CC-T (Commercial Corridor-Transitional) District to CC-T (Commercial Corridor-Transitional) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and voted to recommend approval of the zoning map amendment. The motion passed by voice vote/other.

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

11. [73825](#)

Approving a Certified Survey Map of property owned by the City of Madison and Centro Hispano, Inc. located at 810 W Badger Road, 825-837 Hughes Place, and 2405 Cypress Way; 14th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, 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 Solheim, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

12. [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 Solheim, the Plan Commission referred the demolition permit to November 21, 2022 at the request of staff. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 11/21/2022. The motion passed by voice vote/other.**

13. [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 Solheim, the Plan Commission referred the conditional use request to November 21, 2022 at the request of staff. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 11/21/2022. The motion passed by voice vote/other.**

14. [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 Solheim, the Plan Commission referred the land division to November 21, 2022 at the request of staff so that it can be considered with the related demolition permit and conditional use requests. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 11/21/2022. The motion passed by voice vote/other.**

Note: Items 15-17 are related and were considered as one public hearing.

- 15.     [74052](#)             6706-6714 Odana Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish two commercial buildings

On a motion by Cantrell, seconded by Solheim, the Plan 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 Solheim, to Approve. The motion passed by voice vote/other.**
- 16.     [74053](#)             6706-6714 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to construct a four-story, mixed-use building with approximately 4,800 square feet of commercial space and 124 apartments.

On a motion by Cantrell, seconded by Solheim, 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 Solheim, to Approve. The motion passed by voice vote/other.**
- 17.     [74061](#)             Approving a Certified Survey Map of property owned by Northpointe Holding II, LLC located at 6706-6714 Odana Road; 19th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, 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 Solheim, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 18 and 19 are related and were considered as one public hearing.

- 18.     [74295](#)             5122 Spring Court; 19th Ald. Dist.: Consideration of a demolition permit to demolish the street-facing facade of a single-family residence.

On a motion by Cantrell, seconded by Solheim, the Plan 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 Solheim, to Approve. The motion passed by voice vote/other.**
- 19.     [74048](#)             5122 Spring Court, 19th Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an addition to a single-family residence exceeding 500 square feet.

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

- 20. [73817](#) 6101 University Avenue; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school, public or private, to be located in an existing place of worship.

On a motion by Cantrell, seconded by Solheim, the Plan Commission voted to place the item on file without prejudice. The application was withdrawn by the applicant. The motion passed by voice vote/other.

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

- 21. [74049](#) 5706 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel, and consideration of conditional use for accessory buildings in the Traditional Residential-Consistent 1 (TR-C1) District to exceed 1,000 square feet of total area.

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

- 22. [74050](#) 5710 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish an office building

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

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

- 23. [74051](#) 418 E Wilson Street; 6th Ald. Dist.: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a nightclub, and consideration of a conditional use in the UMX District for an outdoor eating area for a nightclub.

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

**Subdivision**

- 24. [74047](#) Re-approving the final plat of the *Westwind* subdivision on land generally addressed as 10554 Mineral Point Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended re-approval of the final plat 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 Solheim, 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

Heather Stouder summarized recent Common Council actions and upcoming Plan Commission matters.

### - Recent Common Council Actions

- 117-125 N Butler Street - Rezoning from DR1 to DR2 and CSM Referral - Adopted subject to Plan Commission recommendation on November 1, 2022
- University Research Park-Pioneer 1st Addition Replat - Adopted subject to Plan Commission recommendation on November 1, 2022

### - Upcoming Matters – November 21, 2022

- 415 N Lake Street - UMX to PD, Demolition Permit and Conditional Use - Demolish Lake Street side of State Street-Campus Ramp to construct a 13-story mixed-use building containing a 491-stall parking garage, intercity bus terminal, and 248 apartments
- 432 S Junction Road - A to SE - Rezoning land for future Bus Rapid Transit terminal and park and ride
- 668 State Street - Conditional Use - Construct four-story addition containing 24 apartment units to existing two-story commercial building
- 1824 S Park Street - Conditional Use - Convert commercial building into restaurant-nightclub
- 508 W Lakeside Street - Conditional Use for a home occupation in a new detached garage
- 255 N Sherman Avenue - Conditional Use- Convert building into restaurant-nightclub and construct outdoor eating area
- 3010 Crossroads Drive - Conditional Use - Convert restaurant-tavern into restaurant-nightclub
- 5050 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront parcel
- 2501-2505 Seiferth Road - Conditional Use and Certified Survey Map Referral - Construct personal indoor storage facility on one lot

### - Upcoming Matters – December 12, 2022

- 2007 Roth Street - Conditional Use-Residential Building Complex and CSM Referral - Construct a six-story, 250-unit apartment building and six-story, 303-unit apartment building and divide parcel into three lots for housing and open space
- 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 to construct junkyard

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 6:08 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.

[69103](#)

Registrants for 2022 Plan Commission Meetings