



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, March 27, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

Commissioner Zellers called the meeting 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; Nicole A. Solheim and Bradley A. Cantrell

Excused: 1 - Arnold (Gabe) Mendez

Zellers was chair for the meeting.

Staff present: Heather Stouder, Secretary; Colin Punt, Planning Division

Alders also present: Madison (17)

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 MARCH 13, 2023 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:
- April 10, 24 and May 8, 22, 2023

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. [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 Solheim, the Commission voted to refer the item to the April 10, 2023 Plan Commission meeting at the request of the applicant. 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 4/10/2023. The motion passed by voice vote/other.

Note: Items 3 and 4 are related and were considered as one public hearing.

3. [76304](#) 654 Williamson Street; 6th Ald. Dist.: Consideration of a demolition permit to allow demolition of a daycare center.

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

4. [76305](#) 654 Williamson Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building to allow construction of a five-story mixed-use building containing approximately 2,750 square feet of commercial space and 45 apartments.

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the conditional use. 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. [76306](#) 4825 N Sherman Avenue; 18th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence

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

6. [76311](#) 1521 and 1525 Gilson Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a one-story commercial building and a single-family residence, respectively.

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

Zoning Map Amendment

7. [75151](#) Creating Section 28.022-00604 of the Madison General Ordinances to assign permanent zoning of property located at 3440 High Point Road, 20th Alder District, to SR-V2 (Suburban Residential - Varied 2) District.

On a motion by Cantrell, seconded by Solheim, the Commission voted to recommend Council re-refer the item to a future Plan Commission meeting (no date specified) at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

Commissioner Fernandez announced he is stepping down as a commissioner. Chair Zellers thanked him for his service.

SECRETARY'S REPORT

Secretary Stouder provided a review of recent Common Council actions and upcoming Plan Commission matters.

- Recent Common Council Actions

- 1601-1617 Sherman Avenue - Rezoning from SE to TR-U2 and Certified Survey Map Referral for residential redevelopment - Approved by the Common Council on March 21, 2023 subject to the Plan Commission recommendation
- Zoning Text Amendment to amend Subsections (a) and (b) of Supplemental Regulations related to Keeping of Chickens within MGO Section 28.151 to increase the number of chickens allowed as an accessory use - Approved by the Common Council on March 21, 2023 subject to the Plan Commission recommendation of eight (8) chickens

- Upcoming Matters – April 10, 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
- 4001-4005 Marsh Road - Temp. A to IL and Certified Survey Map - Rezone for future industrial development on one lot
- 9202-9252 Rustic Pine Road - Preliminary Plat and Final Plat - Acacia Ridge Replat No. 3, re-dividing 9 single-family lots into 10 lots
- 5701 Raymond Road - Conditional Use for a temporary outdoor event (food distribution) in church parking lot
- 700 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish taxicab business to allow construction of four-story personal indoor storage facility

- Upcoming Matters – April 24, 2023

- Staff Overview - Comprehensive Plan Interim Update (2023)
- 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 building 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 and 9103-9231 Turning Oak Lane, et al - 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 Drive, 9206-42 Gentle Feather Road - 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 a multi-tenant commercial building

ANNOUNCEMENTS

There were no announcements

ADJOURNMENT

A motion was made by Cantrell, seconded by Sheppard, to Adjourn at 6:21 p.m. The motion passed by voice vote/other.

[75227](#)

Registrants for 2023 Plan Commission Meetings