



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, February 27, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 9 - Jael Currie; Patrick W. Heck; Erik Paulson; Ledell Zellers; Maurice C. Sheppard; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Arnold (Gabe) Mendez

Excused: 1 - Kathleen L. Spencer

Zellers was chair for the meeting

Alders also present: Madison (17)

Staff Present: Heather Stouder, Secretary; Colin Punt, Ben Zellers, Planning Division; Katie Bannon, Zoning Administrator; Michael Haas, City Attorney

PUBLIC COMMENT

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

There was no public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Regarding the items implementing the recommendations from the Odana Area Plan, Mendez noted that he works for the University of Wisconsin, which is affiliated with University Research Park, but that it will not impact his decisions.

MINUTES OF THE FEBRUARY 13, 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:
- March 13, 27 and April 10, 24, 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

Zoning Text Amendments

- 2. [75855](#) Amending Sections 28.078 and 28.079 of the Madison General Ordinances to eliminate the Residential Point System for Downtown Residential 1 (DR1) and Downtown Residential 2 (DR2) districts.

On a motion by Cantrell, seconded by Solheim, the Commission forwarded the zoning text amendment to Common Council with a recommendation to adopt. 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.

- 3. [75911](#) Amending Sections 28.071 and 28.134 of the Madison General Ordinances to clarify the maximum stories and feet in the Downtown Height Map.

On a motion by Cantrell, seconded by Fernandez, the Commission forwarded the zoning text amendment to Common Council with a recommendation to adopt. 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.

Zoning Map Amendment

- 4. [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 motion by Cantrell, seconded by Solheim, the Plan Commission recommended that the zoning map amendment be re-referred to March 13, 2023 (March 21, 2023 Common Council meeting) at the request of the petitioner and future district alder. 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 and should be returned by 3/13/2023. The motion passed by voice vote/other.

Odana Area Plan-Related Requests

- Official Map Amendments:

- 5. [75510](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison to connect Genomic Drive to Mineral Point Road and extend Charmany Drive between S Rosa Road and Genomic Drive consistent with recommendations in the adopted *Odana Area Plan*.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission recommended approval of the alternate alignment (proposed by University Research Park) of the official map amendment to the Common Council. 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 - PUBLIC HEARING. The motion passed by voice vote/other.

- 6. [75535](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison at West Towne Mall and its environs consistent with recommendations in the adopted *Odana Area Plan*.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission recommended approval of the proposed official map amendment to the Common Council. The motion to recommend approval 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.

- Zoning Map Amendments:

- 7. [75517](#) Creating Section 28.022-00610 of the Madison General Ordinances to change the zoning of property located at 414 D’Onofrio Drive, 7601-7633 Ganser Way, 7701-7717 Mineral Point Road, and 409 S High Point Road, 9th Alder District, from PD (Planned Development) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00611 of the Madison General Ordinances to change the zoning of the property located at 7801-7815 Mineral Point Road and 7802-7878 Big Sky Drive, 9th Alder District, from SR-V2 (Suburban Residential-Varied 2) District and CC (Commercial Center) District to RMX (Regional Mixed-Use) District.

On a motion by Cantrell, seconded by Sheppard, the Commission forwarded the zoning map amendment to Common Council with a recommendation to adopt. 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.

- 8. [75519](#) Creating Section 28.022-00612 of the Madison General Ordinances to change the zoning of property located at 23, 36, 53, and 66 West Towne Mall; 7017-7455 Mineral Point Road; 7230, 7301-7357 and 7401 West Towne Way; and 448 S Gammon Road, 9th Alder District, from CC (Commercial Center) District to RMX (Regional Mixed-Use) District.

On a motion by Cantrell, seconded by Sheppard, the Commission forwarded the zoning map amendment to Common Council with a recommendation to adopt. 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.

- 9. [75520](#) Creating Section 28.022-00613 of the Madison General Ordinances to change the zoning of property located at 6502-6602 Grand Teton Plaza; 6501, 6601-6637 and 6701 Mineral Point Road; and 406-414 Grand Canyon Drive, 19th Alder District, from SE (Suburban Employment) District and CC (Commercial Center) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00614 of the Madison General Ordinances to change the zoning of the property located at 6405-6411 Mineral Point Road and 401 S Yellowstone Drive, 19th Alder District, from SE (Suburban Employment)

District to CC-T (Commercial Corridor-Transitional) District.

On a motion by Cantrell, seconded by Sheppard, the Commission forwarded the zoning map amendment to Common Council with a recommendation to adopt. 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.

10. [75521](#)

SUBSTITUTE: Creating Section 28.022-00615 of the Madison General Ordinances to change the zoning of property located at 6101 Mineral Point Road and a portion of 5922 Research Park Boulevard, 19th Alder District from CC-T (Commercial Corridor-Transitional) District and MXC (Mixed-Use Center) District to RMX (Regional Mixed-Use) District; creating Section 28.022-00616 of the Madison General Ordinances to change the zoning of a portion the property located at 5922 Research Park Boulevard, 19th Alder District, from MXC (Mixed-Use Center) District to CC-T (Commercial Corridor-Transitional) District; and creating Section 28.022-00617 of the Madison General Ordinances to change the zoning of a portion the property located at 5922 Research Park Boulevard, 19th Alder District, from MXC (Mixed-Use Center) District to SE (Suburban Employment) District.

On a motion by Cantrell, seconded by Sheppard, the Commission forwarded the zoning map amendment substitute to Common Council with a recommendation to adopt. 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.

11. [75524](#)

Creating Section 28.022-00618 of the Madison General Ordinances to change the zoning of property located at 406-440 Science Drive, 11th Alder District, and 431 Catalyst Drive and 401 and 441 Charmany Drive, 19th Alder District from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District.

On a motion by Cantrell, seconded by Sheppard, the Commission forwarded the zoning map amendment to Common Council with a recommendation to adopt. 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.

12. [75527](#)

Creating Section 28.022-00619 of the Madison General Ordinances to change the zoning of property located at 5501-5601 Research Park Boulevard, and 5602 Tokay Boulevard, 19th Alder District, and 621-645 Science Drive and 5330 Tokay Boulevard, 11th Alder District, from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District.

On a motion by Cantrell, seconded by Sheppard, the Commission forwarded the zoning map amendment to Common Council with a recommendation to adopt. 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.

13. [75528](#)

Creating Section 28.022-00620 of the Madison General Ordinances to change the zoning of property located at 606-670 S Whitney Way, 19th Alder District from CC (Commercial Center) District to RMX (Regional Mixed-Use) District.

On a motion by Cantrell, seconded by Sheppard, the Commission forwarded the zoning map amendment to Common Council with a recommendation to adopt. 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.

Development-Related Requests

- 14. [75708](#) 4009 Birch Avenue; 11th 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.

- 15. [75709](#) 141 S Butler Street; 6th Ald. Dist.: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a mission house

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

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Secretary Heather Stouder related recent Common Council actions related to Plan Commission activities.

- Upcoming Matters – March 13, 2023

- 1601-1617 Sherman Avenue - Demolition Permit, SE to TR-U2, Conditional Use, and Certified Survey Map Referral - Demolish two-story office building to construct residential building complex with 311 apartments in two five-story buildings and 20 townhouse units in three two-story buildings and CSM to create three lots for residential development and one outlot for stormwater management
- Zoning Text Amendment - Amending 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

- Upcoming Matters – March 27, 2023

- 652 Burnt Sienna Drive - Conditional Use - Construct daycare center
- 654 Williamson Street - Demolition Permit and Conditional Use - Demolish daycare center to construct five-story mixed-use building with 2,750 square feet of commercial space and 45 apartments
- 4825 N Sherman Avenue - Demolition Permit - Demolish single-family residence
- 1521-1525 Gilson Street - Demolition Permit - Demolish commercial building and single-family residence

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Paulson, to Adjourn at 6:50 p.m.

The motion passed by voice vote/other.

REGISTRATIONS

[75227](#)

Registrants for 2023 Plan Commission Meetings