



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 13, 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; Nicole A. Solheim and Arnold (Gabe) Mendez

Excused: 2 - Anthony S. Fernandez and Bradley A. Cantrell

Zellers was chair for the meeting.

Mendez arrived at 5:35 p.m. following approval of the January 23 minutes and during the reading of the consent agenda.

Staff Present: Heather Stouder and Chris Wells, Planning Division; Matt Tucker and Katie Bannon, Building Inspection; Matt Wachter, Planning, Community, and Economic Development Department; Matt Mikolajewski, Economic Development; Kate Smith, City Attorney's Office; Lt. Greg Esser, Police Department.

Also: Ald. Vidaver, Dist. 5; Ald. Conklin, Dist. 9; Ald. Figueroa Cole, Dist. 10; Ald. Evers, Dist. 13; Ald. Foster, Dist. 15; Ald. Madison, Dist. 17; Ald. Phair, Dist. 20

PUBLIC COMMENT

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

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE JANUARY 23, 2023 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:
- February 27 and March 13, 27, 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.

NEW BUSINESS

- 2. [75856](#) Amending the Stoughton Road Revitalization Project Plan to add a note to the "Proposed Land Use Classifications" Map to allow consideration of a specific land use proposal.

On a motion by Solheim, seconded by Sheppard, the Plan Commission recommended approval of the neighborhood development plan amendment. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

PUBLIC HEARINGS

Tax Incremental Finance Districts

- 3. [75795](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #36 (Capitol Gateway), City of Madison.

A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.
- 4. [75798](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #37 (Union Corners), City of Madison.

A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.
- 5. [75808](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #42 (Wingra), City of Madison.

A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

- 6. [75809](#) Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #51 (South Madison), City of Madison.

A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Development-Related Requests

- 7. [75244](#) Approving the revised preliminary plat and final plat of Fox Knoll on land addressed as 10451 Old Sauk Road and 621 Pioneer Road; 9th Ald. Dist.

On a motion by Solheim, 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 passed by voice vote/other.

A motion was made by Solheim, 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.

- 8. [75245](#) 1650 Pankratz Street; 12th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for warehousing and storage to allow construction of an office, warehousing, and distribution facility for the South Central Library System.

On a motion by Solheim, seconded by Sheppard, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

Extraterritorial Land Division

- 9. [75401](#) Adjacent to 2876 Siggelkow Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create one residential lot and one lot for farmland preservation from Parcel No. 0711-311-8010-0.

On a motion by Solheim, seconded by Sheppard, the Plan Commission found the extraterritorial plat approval standards met and approved the Certified Survey Map 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 Sheppard, to Approve. The motion passed by voice vote/other.

Zoning Text Amendment

- 10. [74885](#) Amending Supplemental Regulations within Section 28.151 MGO and Definitions within Section 28.211 of the Madison General Ordinances to Update Definitions of "Family".

On a motion by Heck, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/ other.

A motion by Ald. Paulson to amend the main motion and instead refer the zoning text amendment to the June 12, 2023 Plan Commission meeting failed for lack of a second.

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

BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

- Recent Common Council Actions

- 4205 Portage Road - Create four lots by CSM - Adopted subject to Plan Commission recommendation on February 7, 2023
- 6604 Odana Road - Rezoning from CC to CC-T for six-story mixed-use building with 2,200 square feet and 87 apartments - Adopted subject to Plan Commission recommendation on February 7, 2023
- 4522 E Washington Avenue - Create two commercial lots by CSM - Adopted subject to Plan Commission recommendation on February 7, 2023
- 6853 McKee Road - Amended PD(GDP) for future construction of mixed-use, multi-family, and commercial buildings - Adopted subject to Plan Commission recommendation and revised zoning text on February 7, 2023
- 1309-1311 Theresa Terrace - Rezoning from SR-C3 to SR-V1 to construct three-unit single-family attached dwelling - Adopted subject to Plan Commission recommendation on February 7, 2023
- 1401-1403 Theresa Terrace - Rezoning from SR-C3 to SR-V1 to construct three-unit single-family attached dwelling - Adopted subject to Plan Commission recommendation on February 7, 2023
- 4846 Eastpark Boulevard - Amending Rattman Neighborhood Development Plan, rezoning from SEC to TR-U2 and CC-T and the Preliminary Plat and Final Plat of The American Center Eastpark Fifth Addition, creating two lots for future mixed-use development, seven lots for future multi-family development, one outlot for private parkland, and one outlot for public stormwater management - Adopted subject to Plan Commission recommendation on February 7, 2023

- Upcoming Matters – February 27, 2023

Odana Area Plan Implementation Items:

- Official Map Amendment to map reservations for Genomic Drive and Charmany Drive extensions in the University Research Park area
- Official Map Amendment to map reservations for various future public streets on the parcels commonly known as West Towne and on surrounding properties
- 7701-7717 Mineral Point Rd, 7802-7878 Big Sky Dr, et al - Rezone from PD to RMX and CC & SR-V2 to RMX (Area 1)
- Rezone West Towne Mall Area from CC to RMX (Area 2)
- 6405-6701 Mineral Point Rd., 6502-6602 Grand Teton Plz., et al - Rezone from SE & CC to RMX and SE to CC-T (Area 3)
- 5922 Research Park Blvd & 6101 Mineral Point Road Rezone from CC-T & MXC to RMX, CC-T & SE (Area 4)
- 406-440 Science Drive, 401-441 Charmany Drive, et al - Rezone from SE to RMX (Area 5)
- 5501-5601 Research Park Blvd, 621-645 Science Dr, et al - Rezone from SE to RMX (Area 6)
- 606-670 S Whitney Way - Rezone from CC to RMX (Area 7)

Other Items:

- Zoning Text Amendment - Amending Sections 28.078 and 28.079 to eliminate the Residential Point System for Downtown Residential 1 (DR1) and Downtown Residential 2 (DR2) districts.
- Zoning Text Amendment - Amending Sections 28.071 and 28.134 to clarify the maximum stories and feet in the Downtown Height Map.
- 4009 Birch Avenue - Demolition Permit - Demolish single-family residence
- 141 S Butler Street - Conditional Use - Convert hostel into mission house

- 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

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Solheim, seconded by Paulson, to Adjourn at 9:00 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