



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Draft 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 13, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 10 - Jael Currie; Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Arnold (Gabe) Mendez

Zellers served as Chair for this meeting.

Ald. Currie arrived around 6:05 p.m. during consideration of Item 4.

Staff Present: Heather Stouder, Dan McAuliffe, Linda Horvath, and Tim Parks, Planning Division; Katie Bannon, Zoning Administrator; Matt Tucker, Building Inspection Division; John Hausbeck, Public Health Madison-Dane County; and Sean Malloy, Traffic Engineering Division.

Alders Present: Ald. Yanette Figueroa-Cole, Dist. 10; Ald. Barbara Vedder, Dist. 12; Ald. Grant Foster, Dist. 15; Ald. Sabrina Madison, Dist. 17.

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.

MINUTES OF THE FEBRUARY 27, 2023 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:
- [March 27](#), 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.

ROUTINE BUSINESS

2. [76507](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Number: 12777-1-4.08, Amendment 1 (5th AD)

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

NEW BUSINESS

3. [76399](#) Adopting the Hawthorne-Truax Neighborhood Plan as a supplement to the City of Madison Comprehensive Plan

On a motion by Cantrell, seconded by Ald. Paulson, the Plan Commission recommended approval of the Hawthorne-Truax Neighborhood Plan as submitted. The motion passed by voice vote/ other.

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

PUBLIC HEARINGS

Zoning Text Amendment

4. [75678](#) Amending Subsections (a) and (b) of Supplemental Regulations related to Keeping of Chickens within Section 28.151 of the Madison General Ordinances to increase the number of chickens allowed as an accessory use.

On a motion by Ald. Heck, seconded by Fernandez, the Plan Commission recommended approval of the zoning text amendment to the Common Council with an alternate to limit the number of chickens to 8. The motion to recommend approval subject to the revised number of chickens passed by voice vote/ other.

The motion to recommend approval replaced an earlier motion by Cantrell, seconded by Ald. Paulson, to recommend approval of the zoning text amendment with an alternate to limit the number of chickens to 6.

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

Zoning Map Amendment

5. [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 Ald. Paulson, the Plan Commission recommended referral of the zoning map amendment to March 27, 2023 (April 18, 2023 Common Council) at the request of the petitioner. The motion to recommend referral passed by voice vote/ other

A motion was made by Cantrell, seconded by Paulson, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/27/2023. The motion passed by voice vote/other.

Development-Related Requests

Note: Items 6-9 are related and were considered as one public hearing.

- 6. [75711](#) 1617 Sherman Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish a two-story office building

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit subject to the following condition:

- That, prior to the issuance of permits to raze the structure, the building be professionally photographed and documented to the standards of the Wisconsin Historical Society.

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

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

- 7. [76309](#) Creating Section 28.022-00621 of the Madison General Ordinances to change the zoning of property located at 1601-1617 Sherman Avenue, 12th Alder District, from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban2) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the rezoning to the Common Council. 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.

- 8. [75712](#) 1601-1617 Sherman Avenue; 12th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for multi-family dwelling containing more than 60 units; consideration of a conditional use in the TR-U2 District for a residential building complex containing approximately 310 apartments in two five-story buildings; consideration of a conditional use in the TR-U2 District for a single-family attached dwelling with greater than eight (8) units; and consideration of a conditional use in the TR-U2 District for a residential building complex containing 20 townhouse units in three two-story buildings.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the conditional use requests subject to the comments and conditions 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.

- 9. [75713](#) Approving a Certified Survey Map of property owned by Tenney Place Development, LLC located at 1601-1617 Sherman Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the land division subject to the comments and conditions 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 matters for the Plan Commission.

- Recent Common Council Actions

- Zoning Text Amendment - Amending Supplemental Regulations within Section 28.151 and Definitions within Section 28.211 to update definitions of "Family"- Adopted on February 28, 2023 subject to Plan Commission recommendation
- 621 Pioneer Road and 10451 Old Sauk Road - Revised Preliminary Plat and Final Plat of Fox Knoll, creating 74 single-family residential lots, one lot for an existing water tower, and two outlots for public stormwater management- Adopted on February 28, 2023 subject to Plan Commission recommendation
- 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 - Adopted on March 7, 2023 subject to Plan Commission recommendation
- Zoning Text Amendment - Amending Sections 28.071 and 28.134 to clarify the maximum stories and feet in the Downtown Height Map - Adopted on March 7, 2023 subject to Plan Commission recommendation

Odana Area Plan Implementation Items:

- Official Map Amendment to map reservations for Genomic Drive and Charmany Drive extensions in the University Research Park area - Adopted on March 7, 2023 subject to Plan Commission recommendation
- Official Map Amendment to map reservations for various future public streets on the parcels commonly known as West Towne and on surrounding properties - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 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) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- Rezone West Towne Mall Area from CC to RMX (Area 2) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 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) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 5922 Research Park Blvd & 6101 Mineral Point Road Rezone from CC-T & MXC to RMX, CC-T & SE (Area 4) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 406-440 Science Drive, 401-441 Charmany Drive, et al - Rezone from SE to RMX (Area 5) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 5501-5601 Research Park Blvd, 621-645 Science Dr, et al - Rezone from SE to RMX (Area 6) - Adopted on March 7, 2023 subject to Plan Commission recommendation
- 606-670 S Whitney Way - Rezone from CC to RMX (Area 7) - Adopted on March 7, 2023 subject to Plan Commission recommendation

- 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

- 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 (Re-revised request)
- 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 of Acacia Ridge Replat No. 3, re-dividing 9 single-family lots into 10 lots
- 5701 Raymond Road - Conditional Use to allow 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
- 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

- Upcoming Matters – April 24, 2023

- 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, 9103-9231 Turning Oak Lane, et al - Amended TR-P Master Plan, Conditional Use-Residential Building Complex, and 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, et al - TR-C3 to TR-P, Amended TR-P Master Plan, and 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

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 9:05 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