



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, May 22, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 7 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Ledell Zellers; Kathleen L. Spencer; Nicole A. Solheim and Bradley A. Cantrell

Excused: 3 - Maurice C. Sheppard; Anthony S. Fernandez and Arnold (Gabe) Mendez

Zellers was chair for this meeting.

Ald. Figueroa Cole arrived during approval of the May 8, 2023 meeting minutes.

Staff Present: Heather Stouder, Kirstie Laatsch, Ben Zellers, and Tim Parks, Planning Division; Matt Tucker, Building Inspection Division Director; Tom Mohr, Traffic Engineering Division.

Also Present: Ald. Regina Vidaver, Dist. 5; Ald. Marsha Rummel, Dist. 6; Ald. Tag Evers, Dist. 13; Ald. Isadore Knox, Dist. 14, and Ald. Charles Myadze, Dist. 18.

PUBLIC COMMENT

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

Patrick Heck addressed the Plan Commission to praise Brad Cantrell on the occasion of his final meeting as member of the Commission.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE MAY 8, 2023 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, June 12, 26 and July 10, 24, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, June 22, 2023 at 5:00 p.m.; 215 Martin Luther King, Jr. Blvd., Room 215 (Madison Municipal Building)

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. [77787](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(2) and 10.34(4), Madison General Ordinances naming a new frontage road along the Dane County Landfill Maahic Way and the easterly extension of the frontage road along the Yahara Hills Golf Course Millpond Rd. (16th AD)

A motion was made by Cantrell, seconded by Duncan, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.
3. [77788](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of safety improvements at the intersection of S. Gammon Road and Watts Road. Located in part of the NW ¼ of the SW ¼ of Section 25, T7N, R8E, in the City of Madison. (19th AD)

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

NEW BUSINESS

4. [77441](#) Adopting the Final Report of the Task Force on Farmland Preservation

On a motion by Cantrell, seconded by Ald. Field, the Plan Commission recommended to the Common Council that the report be adopted. The motion to recommend adoption passed by voice vote/ other.

A motion was made by Cantrell, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.
5. [77479](#) Accepting the report titled "Comprehensive Plan - 2023 Progress Update"

On a motion by Cantrell, seconded by Spencer, the Plan Commission recommended to the Common Council that the progress report be adopted. The motion to recommend adoption passed by voice vote/ other.

A motion was made by Cantrell, seconded by Spencer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.
6. [77810](#) A resolution adopting a Public Participation Plan for the City of Madison Comprehensive Plan Interim Update (2023) and authorizing the Planning Division to draft amendments to the text and maps in the 2018 Comprehensive Plan.

On a motion by Cantrell, seconded by Ald. Figueroa Cole, the Plan Commission recommended to the Common Council that the public participation plan be approved and that the Planning Division be directed to draft amendments to the text and maps in the 2018 Comprehensive Plan. The motion to recommend approval passed by voice vote/ other.

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

PUBLIC HEARINGS

Development-Related Requests

7. [77013](#) 610 Junction Road; 9th Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow a restaurant-nightclub tenant in a mixed-use building with an outdoor eating area.

On a motion by Cantrell, seconded by Ald. Duncan, the Plan Commission referred the conditional use request to June 12, 2023 at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 6/12/2023. The motion passed by voice vote/other.

8. [77018](#) 506-518 E Wilson Street and 134-148 S Blair Street; 6th Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow outdoor recreation, weekly outdoor events, and special seasonal events in the parking lot for the adjacent restaurant-taverns

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the proposed alteration to allow outdoor recreation, weekly outdoor events, and special seasonal events in the parking lot consistent with the Specific Implementation Plan approved by the Common Council and the Planned Development standards and approved the alteration subject to the comments and conditions in the Plan Commission materials and the following revisions and conditions:

 - That condition 1 be revised as noted: "That the sand volleyball/ outdoor recreation, weekly outdoor live music/performance events (Sunday and Monday only), and seasonal events (see below) in the parking lot for the restaurant-taverns at 506-518 E Wilson Street and 134-148 S Blair Street are hereby approved for calendar year 2023 only. Any future use of the parking lot for any of these uses after December 31, 2023 shall require approval by the Plan Commission following submittal of a new alteration request and noticing of a new public hearing.

 - That condition 3 be revised as noted: "The seasonal outdoor events shall not start before 11:00 AM and shall end by 9:00 PM. The outdoor live music/performance events shall not start before 4:00 PM on Sunday and Monday, and shall end by 9:00 PM. Sand volleyball/outdoor recreation shall only be allowed between 5:30-10:30 PM Monday-Friday and from 12:00-9:00 PM on Sunday. All of the proposed events and service in the outdoor area shall not start before the listed start time and shall end and the area cleared of attendees and outdoor amplified sound and use of sound-producing devices stopped by the stated end time."

 - The revision to allow sand volleyball/ outdoor recreation in condition 3 is allowed until 10:30 PM for 2023 only.

 - All outdoor events on the site are approved from May 15 to September 15 only.

The motion to approve with the revised and additional conditions passed by voice vote/ other.

A motion was made by Cantrell, seconded by Solheim, to Approve. The motion

passed by voice vote/other.

- 9. [77224](#) 3822 Mineral Point Road; 5th Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow a general retail tenant in the existing commercial building

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the proposed alteration to amend the zoning text to add 'general retail' as a permitted use in the district consistent with the Specific Implementation Plan approved by the Common Council and the Planned Development standards and approved the alteration subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.

An earlier motion by Cantrell, seconded by Ald. Figueroa Cole, to approve the alteration subject to amending the zoning text to only add 'bookstore' as a permitted use failed on the following 1-5 vote: AYE: Cantrell; NAY: Ald. Duncan, Ald. Field, Ald. Figueora Cole, Solheim, Spencer; NON-VOTING: Zellers; EXCUSED: Fernandez, Mendez, Sheppard.

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

Note: Items 10-12 are related and were considered as one public hearing.

- 10. [76506](#) 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, and various other parcels in the Acacia Ridge subdivision; 1st Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the Acacia Ridge subdivision to reflect the proposed *Acacia Ridge Replat No. 4* subdivision.

On a motion by Cantrell, seconded by Ald. Duncan, the Plan Commission found the standards met and approved the amended TR-P master plan (ID 76506) and conditional use request (ID 76508), and recommended approval of the subdivision plat (ID 76589) to the Common Council, all 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 Duncan, to Approve. The motion passed by voice vote/other.

- 11. [76589](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 4* on property generally addressed as 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, et al; 1st Ald. Dist.

On a motion by Cantrell, seconded by Ald. Duncan, the Plan Commission found the standards met and approved the amended TR-P master plan (ID 76506) and conditional use request (ID 76508), and recommended approval of the subdivision plat (ID 76589) to the Common Council, all 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 Duncan, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

- 12. [76508](#) 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, et al; 1st Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Planned (TR-P) District for a residential building complex containing 10 single-family detached dwellings on two lots in the proposed *Acacia Ridge Replat No. 4*.

On a motion by Cantrell, seconded by Ald. Duncan, the Plan Commission found the standards met and approved the amended TR-P master plan (ID 76506) and conditional use request (ID 76508), and recommended approval of the subdivision plat (ID 76589) to the Common Council, all 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 Duncan, to Approve. The motion

passed by voice vote/other.

Note: Items 13-16 are related and were referred to June 12, 2023 consistent with the Common Council's referral of Item 14 to June 12 at its May 16 meeting.

13. [76899](#) 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.: Consideration of a demolition permit to demolition of 10 residential buildings for a proposed residential redevelopment.
- On a motion by Cantrell, seconded by Ald. Duncan, the Plan Commission referred the demolition permit (ID 76899), conditional use requests (ID 76900), and Certified Survey Map referral (ID 76903), and recommended re-referral of zoning map amendment (ID 77208) to June 12, 2023. The motion passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 6/12/2023. The motion passed by voice vote/other.**
14. [77208](#) SUBSTITUTE: Creating Section 28.022-00628 of the Madison General Ordinances to change the zoning of property located at 437-445 West Johnson Street, 430-440 West Dayton Street, and 215-221 North Bassett Street, 4th Alder District, from PD (Planned Development) and DR2 (Downtown Residential 2) District to UMX (Urban Mixed-Use) District.
- On a motion by Cantrell, seconded by Ald. Duncan, the Plan Commission referred the demolition permit (ID 76899), conditional use requests (ID 76900), and Certified Survey Map referral (ID 76903), and recommended re-referral of zoning map amendment (ID 77208) to June 12, 2023. The motion passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Duncan, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/12/2023. The motion passed by voice vote/other.**
15. [76900](#) 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.: Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a multi-family dwelling with greater than eight (8) dwelling units; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use in the UMX District for outdoor recreation, all to allow construction of a 12-story apartment building with 232 units.
- On a motion by Cantrell, seconded by Ald. Duncan, the Plan Commission referred the demolition permit (ID 76899), conditional use requests (ID 76900), and Certified Survey Map referral (ID 76903), and recommended re-referral of zoning map amendment (ID 77208) to June 12, 2023. The motion passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 6/12/2023. The motion passed by voice vote/other.**
16. [76903](#) Approving a Certified Survey Map of property owned by Core Madison Bassett, LLC located at 437-445 W Johnson Street, 430-440 W Dayton Street, and 215-221 N Bassett Street; 4th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Duncan, the Plan Commission referred the demolition permit (ID 76899), conditional use requests (ID 76900), and Certified Survey Map referral (ID 76903), and

recommended re-referral of zoning map amendment (ID 77208) to June 12, 2023. The motion passed by voice vote/ other.

A motion was made by Cantrell, seconded by Duncan, to Refer to the PLAN COMMISSION and should be returned by 6/12/2023. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

Ledell Zellers offered words of thanks and praise for Brad Cantrell on the occasion of his final meeting on the Plan Commission.

SECRETARY'S REPORT

Heather Stouder thanked Brad Cantrell for his service to the Plan Commission and summarized recent Common Council actions and upcoming matters for the Commission.

- Recent Common Council Actions

- 702 N Midvale Boulevard and 401 N Segoe Road- Approve PD(SIP) for Hilldale Shopping Center "Phase 3" mixed-use development - Adopted on May 16, 2023 subject to Plan Commission recommendation
- Amend Official Map to map reservations for extensions of High Crossing Blvd. and East Springs Drive in the East Towne Mall area - Adopted on May 16, 2023 subject to Plan Commission recommendation

- Upcoming Matters – June 12, 2023

- Subdivision Regulations Update: Ordinance repealing and re-creating MGO Section 16.23 to be introduced on June 6, 2023. Tentative schedule: Overview, public hearing, and discussion on June 12; final Plan Commission discussion and recommendation to the Common Council on June 26
- Adopting the Reiner Neighborhood Development Plan
- 1115 S High Point Road - Assigning SR-V2 Zoning and Conditional Use - Assign SR-V2 permanent zoning for recently attached adult family home and construct an addition with 19 apartments, daycare center, and outdoor recreation (pool)
- 5202 High Crossing Blvd. - Sun Prairie - Demolition Permit - Demolish movie theater
- 6323-6425 Odana Road - Demolition Permit - Demolish seven-building office park

- Upcoming Matters – June 26, 2023

- Election of Plan Commission Chair and Vice-Chair
- Plan Commission Appointments to Joint Campus Area Committee and Transportation Commission
- Adj. to 2550 Woods Road - Annexation of City-owned parcel from the Town of Verona
- 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
- 4687 Verona Road - Demolition Permit and Conditional Use - Demolish and reconstruct restaurant with vehicle access sales and service window
- 4953 Hoepker Road - Demolition Permit - Demolish single-family residence
- 5106 Spring Court - Conditional Use - Construct accessory building with accessory dwelling unit on lakefront lot
- 5048 Thorson Road - Extraterritorial Certified Survey Map to create two lots in the Town of Sun Prairie

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

Brad Cantrell shared words of thanks for the Plan Commission, its current and past chairs, and Planning staff in parting comments following his motion to adjourn.

A motion was made by Cantrell, seconded by Field, to Adjourn at 8:20 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