



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, August 7, 2023

5:30 PM

****Virtual Meeting****

****Note**** Quorum of the Common Council may be in attendance at this meeting.

CALL TO ORDER/ROLL CALL

Zellers was chair for the meeting.

Staff Present: Kevin Firchow, Lisa McNabola, Planning Division

Also Present: Ald. Madison, Dist. 17, Ald. Conklin, Dist. 9

Present: 9 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Nicole A. Solheim; Patrick W. Heck and Christopher T. McCahill

Absent: 1 - Arnold (Gabe) Mendez

PUBLIC COMMENT

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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE JULY 24, 2023 REGULAR MEETING

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

Absent: 1 - Arnold (Gabe) Mendez

Ayes: 7 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Kathleen L. Spencer; Maurice C. Sheppard; Nicole A. Solheim and Christopher T. McCahill

Abstentions: 1 - Patrick W. Heck

Non Voting: 1 - Ledell Zellers

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, August 28 and September 18, 2023 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, September 7, 2023 at 5:00 p.m. (NEW - Virtual Meeting)

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. [79119](#) Authorizing the execution of three Electric Transmission Line Easements by the City of Madison in favor of American Transmission Company, LLC, and its manager ATC Management Inc, granting easement rights for an existing transmission line located on a portion of the properties at 3509 Webb Ave, 513 Jacobson Ave, and 699 Mayfair Ave. (District 12 & District 15)

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

PUBLIC HEARINGS

Development-Related Requests

- 3. [78423](#) 314 Junction Road; District 9: Consideration of a conditional use in an approved PD(SIP) (Planned Development District-Specific Implementation Plan) for an animal day care in an existing mixed-use building

On a motion by Solheim, seconded by Figueroa Cole, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions in the Plan Commission materials, and the following amendment to Condition 4: The applicant shall specify in the operating procedures submitted to Zoning the day-to-day operating procedures, the qualifications of staff, a waste management plan, a plan for dog walking, any sound mitigations features, and other details deemed relevant by staff.
The motion passed by voice vote/other

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

Note: Item 4 should be referred to August 28, 2023 pending a recommendation by the Urban Design Commission

- 4. [78428](#) 1609 S Park Street; District 13: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window to allow a restaurant to be converted into a coffee shop with vehicle access sales and service window in Urban Design Dist. 7

On a motion by Solheim, seconded by Figueroa Cole, the Plan Commission referred the item to 8/28/23.
The motion passed by voice vote/other

A motion was made by Solheim, seconded by Figueroa Cole, to Refer to the PLAN COMMISSION and should be returned by 8/28/2023. The motion passed by voice vote/other.
- 5. [78636](#) 925-995 Applegate Road; District 14: Consideration of a demolition permit to demolish two commercial buildings

On a motion by Solheim, seconded by Figueroa Cole, the Plan Commission found the standards met and approved the demolition permit 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 Figueroa Cole, to Approve. The motion passed by voice vote/other.

6. [78637](#)

1145 N Sherman Avenue; District 12: Consideration of a conditional use to allow a nightclub in an existing multi-tenant commercial building

On a motion by Solheim, seconded by Figueroa Cole, the Plan Commission found the standards met and approved the conditional use 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 Figueroa Cole, to Approve. The motion passed by voice vote/other.

7. [78910](#)

Creating Section 28.022-00633 of the Madison General Ordinances to change the zoning of property located at 970 North Gammon Road, 19th Alder District, from PD (Planned Development) District to LMX (Limited Mixed-Use) District. (District 19)

On a motion by Solheim, seconded by Fields, 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 Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

Solheim will be absent for the August 28, 2023 meeting.

SECRETARY'S REPORT

Kevin Firchow 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 fro

- Upcoming Matters – August 28, 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
- 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 – September 18, 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 Solheim, seconded by Field, to Adjourn at 6:33 p.m.
The motion passed by voice vote/other.**

[75227](#)

Registrants for 2023 Plan Commission Meetings