



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, September 18, 2023

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

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

Excused: 1 - Ledell Zellers

Solheim was chair for this meeting.

Alders also present: Bennett (2), Wehelie (7), Govindarajan (8), Burris (12), Madison (17)

Staff present: Matt Wachter, Plan Commission Secretary; Heather Stouder, Kirstie Laatsch, Lisa McNabola, Colin Punt, Ben Zellers; Matt Tucker, Building Inspection

PUBLIC COMMENT

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

There was no public comment

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Commissioner Solheim disclosed that the organization she works for is a partner with the applicant for items 10-12 at a project elsewhere in Wisconsin.

MINUTES OF THE AUGUST 28, 2023 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, October 2, 30 and November 13, 27, 2023 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, December 7, 2023 at 5:00 p.m. (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. [79381](#) Authorizing the execution of a Release of a Reservation for a Future Street as granted over Lot 2 of Certified Survey Map No. 555, now in the City of Fitchburg (adjacent to City of Madison District 14).
- A motion was made by Mendez, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

NEW BUSINESS

3. [79226](#) ALTERNATE: Directing the Housing Strategy Committee to examine and provide recommendations related to Madison's affordable housing crisis
- On a motion by Field, seconded by Figueroa Cole, the Plan Commission voted to recommend to Common Council to adopt the alternative version (Version 2).
- A motion was made by Field, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT VERSION 2 - REPORT OF OFFICER. The motion passed by voice vote/other.**

PUBLIC HEARINGS**Development-Related Requests**

Note: Items 4-6 are related and were considered as one public hearing.

4. [77207](#) Creating Section 28.022-00626 of the Madison General Ordinances to change the zoning of various properties located in the northeastern quadrant of the Acacia Ridge subdivision generally addressed as 606-614 Little Dove Trail and 9205-9229 Silver Maple Drive, 1st Alder District, from TR-C3 (Traditional Residential-Consistent 3) District to TR-P (Traditional Residential-Planned) District.
- On a motion by Mendez, seconded by Sheppard, the Plan Commission found the standards met and voted to recommend to Council to adopt the zoning map amendment. The motion passed by voice vote/other.
- A motion was made by Mendez, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**
5. [77375](#) 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-9242 Gentle Feather Road, 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. 5 subdivision.

On a motion by Mendez, seconded by Sheppard, the Plan Commission found the standards met and approved the alteration to the TR-P master plan subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

- 6. [76590](#) Approving the preliminary plat and final plat of Acacia Ridge Replat No. 5 on property generally addressed as 606-614 Little Dove Trail, 9205-9229 Silver Maple Drive, 9206-9242 Gentle Feather Road, et al; 1st Ald. Dist.

On a motion by Mendez, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the preliminary plat and final plat to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Mendez, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055. The motion passed by voice vote/other.

Note: Items 7-9 are related and were considered as one public hearing.

- 7. [79317](#) 1412 Pflaum Road; District 15: Consideration of a demolition permit to demolish an auto service station and convenience store

On a motion by Heck, seconded by Mendez, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.

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

- 8. [79318](#) 1412 Pflaum Road; District 15: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a car wash

On a motion by Heck, seconded by Mendez, the Plan Commission found the standards met and approved the conditional use. The motion passed by voice vote/other.

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

- 9. [79335](#) Approving a Certified Survey Map of property owned by E & K Land, LLC located at 1412 Pflaum Road (District 15).

On a motion by Heck, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the CSM to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Heck, seconded by Mendez, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055. The motion passed by voice vote/other.

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

- 10. [79319](#) 680 Grand Canyon Drive; District 19: Consideration of a demolition permit to demolish a multi-tenant commercial building

On a motion by Mendez, seconded by Field, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.

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

- 11. [79320](#) 680 Grand Canyon Drive; District 19: Consideration of a conditional use in the

Commercial Center (CC) District for dwellings in a mixed-use building (49-60 units) to allow construction of a four-story mixed-use building with 185 square feet of commercial space and 60 apartments.

On a motion by Mendez, seconded by Heck, the Plan Commission found the standards met and approved the conditional use with the following additional conditions:

- That the applicant add plantings or barrier near sidewalk to create separation of open space from street.
- That recommended condition of approval 1 be changed to read "in the construction of the development" instead of "future development within the plat."

The motion passed by voice vote/other.

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

12. [79336](#) Approving a Certified Survey Map of property owned by 680 Canyons, LLC located at 680 Grand Canyon Drive (District 19).

On a motion by Mendez, seconded by Field, the Plan Commission found the standards met and recommended approval of the CSM to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Mendez, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055. The motion passed by voice vote/other.

13. [79018](#) 131 W Wilson Street; District 4: Consideration of an alteration to an approved conditional use in Urban Mixed-Use (UMX) zoning to approve amended plans for exterior lighting on a 15-story, 263-unit apartment building.

On a motion by Mendez, seconded by McCahill, the Plan Commission referred the item to a future date pending final action from the Urban Design Commission. The motion passed by voice vote/other.

A motion was made by Mendez, seconded by McCahill, to Refer to the PLAN COMMISSION pending action of the Urban Design Commission. The motion passed by voice vote/other.

14. [79321](#) 339 W Gorham Street; District 4: Consideration of a conditional use in an approved PD(SIP) (Planned Development District-Specific Implementation Plan) for a nightclub on the first floor of a mixed-use building.

On a motion by Mendez, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional use. The motion passed by voice vote/other.

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

15. [79322](#) 1108 Post Road; District 14: Consideration of a conditional use in the Industrial-General (IG) District for an arts, technical, or trade school to allow dog training.

On a motion by Mendez, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional use. The motion passed by voice vote/other.

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

- 16. [79323](#) 2417 Hoard Street; District 12: Consideration of a demolition permit to demolish a single-family residence

On a motion by Mendez, seconded by Sheppard, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.

A motion was made by Mendez, seconded by Sheppard, to Approve. The motion passed by voice vote/other.
- 17. [79324](#) 617 Knickerbocker Street; District 13: Consideration of a demolition permit to demolish a single-family residence

On a motion by Mendez, seconded by Sheppard, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.

A motion was made by Mendez, seconded by Sheppard, to Approve. The motion passed by voice vote/other.
- 18. [79325](#) REVISED - 6302 Odana Road (District 19): Consideration of a conditional use in the Suburban Employment (SE) District for a hotel; and consideration of a conditional use pursuant to MGO Section 28.141(13)(b) to reduce the requirement for an off-street loading space, to allow an office building to be converted into a hotel with 15 rooms/ suites with no off-street loading.

On a motion by Mendez, seconded by Sheppard, the Plan Commission referred the item to the 10/2/23 Plan Commission meeting at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Mendez, seconded by Sheppard, to Refer to the PLAN COMMISSION and should be returned by 10/2/2023. The motion passed by voice vote/other.
- 19. [79524](#) Creating Section 28.022-00627 of the Madison General Ordinances to change the zoning at property located at 6853 McKee Road from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District. (District 7)

On a motion by Heck, seconded by Ald. Figueroa Cole, the Plan Commission found that the standards for approval were met and recommended approval of the specific implementation plan subject to comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

UNFINISHED BUSINESS

- Continuation of the September 7, 2023 discussion and direction to staff regarding proposed amendments

- 20. [79621](#) 2023 Comprehensive Plan Interim Update

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

- Recent Common Council Actions

Secretary Stouder provided an overview of recent Common Council actions.

- Upcoming Matters – October 2, 2023

- 139 W Wilson Street - Demolition Permit and Conditional Use - Demolish apartment building and construct 16-story apartment building with 320 units in UMX zoning
- 248 East Hill Parkway - PD to TR-C3 and Amended PD and Preliminary Plat and Final Plat of Third Addition to Reston Heights, creating five single-family lots, one lot for an existing apartment complex, and one outlet for public stormwater management
- 2102-2202 Darwin Road - Demolition Permit, PMHP to SE, Certified Survey Map Referral, and Conditional Use - Demolish single-family residence at 2102 Darwin Road, create two lots and one outlet in SE zoning, and construct auto rental business on proposed Lot 2
- 3100 E Washington Avenue - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish car sales facility to construct a five-story apartment building with 192 units on one lot
- 1915-1917 S Stoughton Road - Conditional Use - Construct expansion of general manufacturing facility (brewery and distillery)
- 505 S Gammon Road - Conditional Use - Convert general retail business into bank with vehicle access sales and service window
- 617 W Lakeside Street - Demolition Permit - Demolish street-facing façade of single-family residence

- Upcoming Matters – October 30, 2023

- 4716 Sheboygan Avenue - Amended PD(GDP) and PD(SIP) - Amend General Development Plan for Madison Yards at Hill Farms and approve Specific Implementation Plan to construct a five-story, 145-room hotel
- 602-1202 Boyer Street, 601-1103 Boyer Street and 8825 Nelson Crossing - EC and CN to SE and CN, and Final Plat Re-Approval - Rezoning University Research Park-Pioneer 1st Addition Replat, and re-approving the final plat to create 9 lots for future employment, 3 outlots for private open space and 2 outlots for stormwater management, and replat Boyer Street
- 2124-2216 Waters Edge Trl, 5-25 Spittlebug Circle, et al - TR-P Amendment, Preliminary Plat, and Final Plat of Village at Autumn Lake Replat No. 7, replatting 28 single-family lots into 17 single-family lots and 20 lots for 10 two-family twin home

ANNOUNCEMENTS

There were no announcements

ADJOURNMENT

A motion was made by Field, seconded by Figueroa Cole, to Adjourn at 9:14 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