



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, December 11, 2023

5:30 PM

****Virtual Meeting****

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

CALL TO ORDER/ROLL CALL

Ledell Zellers was chair for the meeting.

Present: Heather Stouder, Bill Fruhling, Brian Grady, Ben Zellers, Linda Horvath, Dan McAuliffe, Lisa McNabola, Assistant City Attorney Kate Smith, Zoning Administrator Katie Bannon

Alders Present: Alder Madison

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

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

Excused: 2 - Derek Field and Bob Soldner

PUBLIC COMMENT

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

There were no registrants to speak during public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE NOVEMBER 27, 2023 REGULAR MEETING

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

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.

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, January 8, 22 and February 5, 26, 2024 at 5:30 p.m. (Virtual Meetings)

PUBLIC HEARINGS

Zoning Text Amendment

- 2. [80803](#) Amending various Sections of Chapter 28 of the Madison General Ordinances related to Zoning Codes to fix minor errors.

On a motion by Alder Duncan, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the ordinance amendments by voice vote/ other.

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

Development-Related Requests

Note: Items 3 and 4 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

- 3. [80828](#) Creating Section 28.022-00660 of the Madison General Ordinances to change the zoning of property located at 118 State Street from PD (Planned Development) District to DC (Downtown Core) District. (District 4)

On a motion by Alder Duncan, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

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

- 4. [80432](#) 118 State Street (District 4): Consideration of a conditional use in the [Proposed] Downtown Core (DC) District for a nightclub.

On a motion by Alder Figueroa Cole, seconded by Mendez, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials, and the following condition: No outdoor amplified sound allowed. The motion passed by voice vote/ other.

A motion was made by Figueroa Cole, seconded by Mendez, to Approve with Amendment(s). The motion passed by voice vote/other.

Note: Items 5-7 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

- 5. [80430](#) 29 S Mills Street (District 13): Consideration of a demolition permit to demolish a community center.

On a motion by Alder Duncan, seconded by Sheppard, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials by voice vote/ other.

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

- 6. [80829](#) Creating Section 28.022-00661 of the Madison General Ordinances to change the zoning of property located at 29 South Mills Street from CI (Campus Institutional) District to TSS (Traditional Shopping Street) District. (District 13)

On a motion by Alder Duncan, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

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

- 7. [80431](#) 29 S Mills Street (District 13): Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District for dwelling units in a mixed-use building containing 49-60 units; consideration of a conditional use in the TSS District for indoor recreation; and consideration of a conditional use in the TSS District and Transit-Oriented Development (TOD) Overlay for a building taller than four stories and 60 feet in height, all to allow construction of a six-story mixed-use building containing a 16,300 square-foot community center and gymnasium and 60 apartments.

On a motion by Alder Duncan, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions in the Plan Commission materials by voice vote/ other.

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

Note: Items 8-10 are related and should be referred to a future meeting (no specific date) at the request of the applicant.

- 8. [80830](#) Creating Section 28.022-00662 of the Madison General Ordinances to change the zoning of property located at 5001-5105 North Sherman Avenue and 1904 Wheeler Road from A (Agricultural) District and SR-C1 (Suburban Residential-Consistent 1) District to PR (Parks and Recreation) District. (District 18)

On a motion by Alder Duncan, seconded by Sheppard, the Plan Commission referred the zoning map amendment to a future meeting (no date specified). The motion passed by voice vote/other.

A motion was made by Duncan, seconded by Sheppard, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

- 9. [77592](#) 5105 N Sherman Avenue and 1904 Wheeler Road (District 18): Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for outdoor recreation and consideration of a conditional use for non-residential development immediately adjacent to the boundary of a City-owned public park, all to allow reconstruction and expansion of a golf driving range for TPC Wisconsin adjacent to Cherokee Marsh Conservation Park-North Unit.

On a motion by Alder Duncan, seconded by Sheppard, the Plan Commission referred the conditional uses to a future meeting (no date specified). The motion passed by voice vote/other.

A motion was made by Duncan, seconded by Sheppard, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

- 10. [80433](#) Approving a Certified Survey Map of property owned by Cherokee Park, Inc. and Saint Peter's Catholic Church located at 5001-5105 N Sherman Avenue (District 18).

On a motion by Alder Duncan, seconded by Sheppard, the Plan Commission referred the certified survey map to a future meeting (no date specified). The motion passed by voice vote/other.

A motion was made by Duncan, seconded by Sheppard, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

Note: Item 11 should be referred to January 8, 2024 at the request of the applicant.

- 11. [80686](#) 529 University Avenue (District 2): Consideration of a demolition permit to demolish a restaurant-tavern.

On a motion by Alder Duncan, seconded by Sheppard, the Plan Commission referred the demolition permit to a January 8, 2024. The motion passed by voice vote/other.

A motion was made by Duncan, seconded by Sheppard, to Refer to the PLAN COMMISSION and should be returned by 1/8/2024. The motion passed by voice vote/other.

DISCUSSION ITEMS

- 12. [81029](#) Demolition Approval Standards - Discussion of potential language change

City staff gave an overview of the potential language change to the demolition approval standards. The Plan Commission took no formal action but did direct staff to submit an ordinance amendment. The Plan Commission indicated they would like to discuss demolitions in general at a future special meeting but did not specify a date.

- 13. [81028](#) West and Northeast Area Plans - Progress update and Plan Commission input on key issues

Planning staff gave a progress update on the West and Northeast Area Plans. The Plan Commission took no formal action, but provided general guidance during informal discussion and questions of staff.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized upcoming matters for the Plan Commission

- Annual Statement of Interest Forms

** Note: The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms are due on January 2, 2024. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- Comprehensive Plan Interim Update - Approved on December 5, 2023 subject to Plan Commission recommendations
- 201-301 S Park Street, 702 and 755 Braxton Place - Rezoning from PD and TR-U1 to TR-U2 and RMX for future redevelopment of CDA-owned parcels in the Triangle - Approved

on December 5, 2023 subject to Plan Commission recommendation

- 421 S Yellowstone Drive - Rezoning from SE to TR-U2 - Approved on December 5, 2023 subject to Plan Commission recommendation
- 4702-4724 Tradewinds Pkwy - Rezoning from IL to SE - Approved on December 5, 2023 subject to Plan Commission recommendation
- 3002-3020 Meier Road - Rezoning from A to IL and Certified Survey Map - Approved on December 5, 2023 subject to Plan Commission recommendations
- 7501-7625 Luds Lane and 8603-8901 Femrite Drive - Rezoning from Temp. A to SE and A and Certified Survey Map - Approved on December 5, 2023 subject to Plan Commission recommendations
- 4404 Hoepker Road - Rezoning from A to TR-U1 and NMX and Preliminary Plat and Final Plat of Pumpkin Hollow - Approved on December 5, 2023 subject to Plan Commission recommendations
- Annexation of three parcels on the south side of Mid Town Road on both sides of Marty Road from the Town of Verona - Approved on December 5, 2023 subject to Plan Commission recommendations

- Upcoming Matters – January 8, 2024

- 33 W Johnson Street - Rezoning from UMX to PD - Approve General Development Plan and Specific Implementation Plan to convert former six-story school into mixed-use building with 16,000 sq. ft. of commercial space and 134 apartments, and construct 11-story hotel with 341 guestrooms
- 1738 Roth Street - Conditional Use for a lodging house use in existing building

- Upcoming Matters – January 22, 2024

- 6110 Schroeder Road and 1-15 Ellis Potter Court - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish office building to construct three-story, 54-unit apartment building and two-story, 11-unit townhouse building on one lot in Urban Design Dist. 2
- 531 W Mifflin Street - Demolition Permit and Conditional Use - Demolish single-family residence to develop a residential building complex containing a relocated four-unit apartment building and single-family residence
- 702-734 E Washington Avenue - Conditional Use - Construct 14-story mixed-use building with up to 15,000 square feet of commercial space and 244 apartments in Urban Design Dist. 8
- 929 E Washington Avenue - Conditional Use Alteration - Construct 15-story, 265-room hotel in Urban Design Dist. 8

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Figueroa Cole, seconded by Solheim, to Adjourn at 8:55 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

