



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 12, 2022

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

Zellers called the meeting to order at 5:30

Present: 8 - Jael Currie; Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Nicole A. Solheim and Bradley A. Cantrell
Excused: 2 - Anthony S. Fernandez and Arnold (Gabe) Mendez

Zellers was chair for the meeting.

Alders also present: Harrington-McKinney (1), Vidaver (5), Bennet (8), Figueroa-Cole (10), Tishler (11), Evers (13), Myadze (18), Furman (19)

Staff Present: Heather Stouder, Lisa McNabola, Colin Punt, Ben Zellers, Planning Division; Katie Bannon, Zoning Administrator; Tom Lynch, Renee Callaway, Transportation Department; Craig Klinke, Streets Forestry Section; David Wills, Parking Utility; Brynn Bemis, City Engineering Division; Christie Baumel, Mayor's Office

PUBLIC COMMENT

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

There was no public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Solheim stated her employer has worked with the applicant for items 14-16 on another project, but that it will not affect her decision on these items.

MINUTES OF THE NOVEMBER 21, 2022 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

Monday, January 9, 23 and February 13, 27, 2023 at 5:30 p.m

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.

NEW BUSINESS

- 2. [74641](#) Authorizing the City of Madison Planning Division to prepare the West Area Plan

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.

- 3. [74926](#) This resolution approves a Complete Green Streets Policy to incorporate Complete Green Streets principles of street design for all modes of transportation into public way improvements and project phases.

A motion was made by Cantrell, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION POLICY AND PLANNING BOARD. The motion passed by voice vote/other.

PUBLIC HEARINGS

Annexation

- 4. [74681](#) Creating Section 15.01(652) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" annexing to the 16th Alder District the property located at 3103-3111 Luds Lane and 3562 CTH AB in the Town of Cottage Grove, creating Section 15.02(155) of the Madison General Ordinances to annex the property to Ward 155, amending 15.03(16) to add Ward 155 to Alder District 16, and assigning a temporary zoning classification of Temporary A (Agricultural) District.

On a motion by Cantrell, seconded by Paulson, the Plan Commission recommended that Council adopt the annexation. The motion passed by voice vote/other.

Note: A two-thirds vote of the Common Council is required to pass this ordinance.

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. (A two-thirds vote of the Council is required to adopt this ordinance.)

Development-Related Requests

- 5. [74623](#) Creating Section 28.022-00598 of the Madison General Ordinances to change the zoning of property located at 330 West Mifflin Street, 4th Alder District, from PD (Planned Development) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00599 to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Paulson, the Plan Commission found the standards met and recommended Council approve the rezoning 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 Paulson, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Note: Items 6-8 are related and were considered as one public hearing.

- 6. [74054](#) 415 N Lake Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish a parking structure

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit. 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.

- 7. [74426](#) Creating Section 28.022-00596 of the Madison General Ordinances to rezone property located at 415 North Lake Street, 2nd Alder District, from UMX (Urban Mixed Use) District to PD (GDP) Planned Development (General Development Plan) and creating Section 28.022-00597 to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended Council approve the rezoning. The motion passed by voice vote/other.

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

- 8. [74055](#) 415 N Lake Street; 2nd Ald. Dist.: Consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit to allow construction of a sixteen-story mixed-use building containing an inter-city bus terminal, approximately 500-stall parking garage, and 250 dwelling units.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the conditional uses 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.

Note: Items 9-11 are related and were referred to January 9, 2023 pending a recommendation by the Urban Design Commission.

- 9. [74259](#) 6604 Odana Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a theater

On a motion by Cantrell, seconded by Paulson, the Plan Commission referred the item to 1/9/23. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Paulson, to Refer to the PLAN COMMISSION and should be returned by 1/9/2023. The motion passed by voice vote/other.

- 10. [74624](#) Creating Section 28.022-00600 of the Madison General Ordinances to change the zoning of property located at 6604 Odana Road, 19th Alder District, from CC (Commercial Center) District to CC-T (Commercial Center-Transitional) District.

On a motion by Cantrell, seconded by Paulson, the Plan Commission recommended the Council refer the item to 1/9/23 pending a recommendation by the Urban Design Commission on the development. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Paulson, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 1/9/2023. The motion passed by voice vote/other.

- 11. [74260](#) 6604 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for a mixed-use building containing greater than 60 dwelling units, and consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet in height; all to allow the construction of a six-story mixed-use building containing approximately 2,200 square feet of commercial space and 87 apartments

On a motion by Cantrell, seconded by Paulson, the Plan Commission referred the item to 1/9/23. The motion passed by voice vote/other.

This Conditional Use was Refer to the PLAN COMMISSION due back on 1/9/2023

Note: Items 12 and 13 are related and were considered as one public hearing.

- 12. [74626](#) Creating Section 28.022-00601 of the Madison General Ordinances to change the zoning of property located at 5651 Tradesmen Drive, 16th Alder District, from IL (Industrial-Limited) District to IG (Industrial-General) District.

On a motion by Cantrell, seconded by Paulson, the Plan Commission found the standards met and recommended Council approve the rezoning. The motion passed by voice vote/other.

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

- 13. [74264](#) 5651 Tradesmen Drive; 16th Ald. Dist.: Consideration of a conditional use in the [Proposed] Industrial-General (IG) District for a junkyard to allow construction of a metal recycling facility

On a motion by Cantrell, seconded by Paulson, 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 Cantrell, seconded by Paulson, to Approve. The motion passed by voice vote/other.

Note: Items 14-16 are related and were considered as one public hearing.

- 14. [74065](#) Approving a Certified Survey Map of property owned by The Kraft Heinz Foods Company and Lincoln Avenue Capital addressed as 2007 Roth Street; 12th Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, 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 Sheppard, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055. The motion passed by voice vote/other.

- 15. [74056](#) 2007 Roth Street; 12th Ald. Dist. (Lot 1 of proposed Certified Survey Map): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units to allow construction of a six-story, 250-unit apartment building.

On a motion by Cantrell, seconded by Currie, 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 Cantrell, seconded by Currie, to Approve. The motion passed by voice vote/other.

- 16. [74721](#) 2007 Roth Street; 12th Ald. Dist. (Lot 2 of proposed Certified Survey Map): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units; consideration of a conditional use in the TR-U2 District for a building taller than six stories in height; and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a seven-story, 303-unit apartment building.

On a motion by Cantrell, seconded by Paulson, 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 Cantrell, seconded by Paulson, to Approve. The motion passed by voice vote/other.

Note: Items 17 and 18 are related and were considered as one public hearing.

- 17. [74536](#) 1605 Fremont Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence

On a motion by Cantrell, 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 Cantrell, seconded by Sheppard, to Approve. The motion passed by voice vote/other.

- 18. [74545](#) Approving a Certified Survey Map of property owned by Common Wealth Development located at 1605 Fremont Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, 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 Sheppard, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055. The motion passed by voice vote/other.

- 19. [72210](#) 1801-1841 Northport Drive; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window, and consideration of a conditional use to allow construction of a new building in a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor

area is designed or intended for retail use or for hotel or motel use, all to allow construction of a one-story coffee shop with vehicle access sales and service window

On a motion by Cantrell, seconded by Paulson, the Plan Commission referred the item to 1/23/23. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Paulson, to Refer to the PLAN COMMISSION and should be returned by 1/23/2023. The motion passed by voice vote/other.

20. [74537](#)

2526 Lake Mendota Drive; 5th Ald. Dist.: Consideration of a conditional use in the Conservancy (CN) District for a water pumping station and reservoir to allow construction of an addition to Madison Water Utility Unit Well No. 19.

On a motion by Cantrell, seconded by Paulson, 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 Cantrell, seconded by Paulson, to Approve. The motion passed by voice vote/other.

21. [74538](#)

629 Spruce Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence

On a motion by Cantrell, seconded by Paulson, 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 Cantrell, seconded by Paulson, to Approve. The motion passed by voice vote/other.

22. [74539](#)

2814 Syene Road; 14th Ald. Dist.: Consideration of a conditional use for an arts/ technical/ trade school (canine obedience school) in IL (Industrial-Limited District) zoning.

On a motion by Cantrell, seconded by Paulson, 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 Cantrell, seconded by Paulson, to Approve. The motion passed by voice vote/other.

23. [74540](#)

3809 E Washington Avenue; 3rd Ald. Dist.: Consideration of a demolition permit to demolish a financial institution

On a motion by Cantrell, seconded by Paulson, the Plan Commission referred the item to 1/9/23. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Paulson, to Refer to the PLAN COMMISSION and should be returned by 1/9/2023. The motion passed by voice vote/other.

24. [74541](#)

6209 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a multi-family dwelling on the Oakwood Village University Woods campus

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

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

Zoning Text Amendments

- 25. [74674](#) Amending Section 28.022(3)(c) of the Madison General Ordinances to Update City Floodplain Maps.

On a motion by Cantrell, seconded by Paulson, the Plan Commission recommended Council approve the zoning text amendment. The motion passed by voice vote/other.

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

- 26. [74680](#) Amending Sections of Chapter 28 of the Madison General Ordinances to change Land Use Approval expirations and extensions.

On a motion by Ald. Heck, seconded by Cantrell, the Plan Commission introduced and voted to recommend the Council approve a substitute ordinance changing the time granted to conditional use approval extensions from two years to one year. The motion passed by voice vote/other.

A motion was made by Heck, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT A SUBSTITUTE INTRODUCED BY THE PLAN COMMISSION - PUBLIC HEARING. The motion passed by voice vote/other.

- 27. [74703](#) Amending Sections within Chapter 28 of the Madison General Ordinances to implement the new Transit Orientated Development ("TOD") Overlay District.

On a motion by Ald. Heck, seconded by Solheim, the Plan Commission voted to recommend the Council approve the second substitute. The motion passed 6-1 on the following roll call vote: AYE: Ald. Currie, Ald. Heck, Ald. Paulson, Sheppard, Solheim, Spencer; NAY: Cantrell; NON-VOTING: Zellers; EXCUSED: Fernandez, Mendez.

An amendment by Ald. Paulson to strike section 7(b) regarding entrance orientation failed for lack of a second.

A motion was made by Heck, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Ayes: 6 - Jael Currie; Patrick W. Heck; Erik Paulson; Kathleen L. Spencer; Maurice C. Sheppard and Nicole A. Solheim

Noes: 1 - Bradley A. Cantrell

Excused: 2 - Anthony S. Fernandez and Arnold (Gabe) Mendez

Non Voting: 1 - Ledell Zellers

BUSINESS BY MEMBERS

Cantrell will be absent from the January 23 and February 13 meetings.

SECRETARY'S REPORT

- Annual Statement of Interest Forms

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 3, 2023. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

432 S Junction Road - Rezoning City-owned land from A to SE for future Bus Rapid Transit terminal and park and ride - Adopted on December 6 subject to Plan Commission recommendation

- Upcoming Matters – January 9, 2023

- Adopting the Shady Wood Neighborhood Development Plan
- 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
- 118 W Wilson Street - Amended PD(GDP-SIP) - Construct six-story jail addition to Dane County Public Safety Building
- 310-322 E Washington Avenue - Demolition Permit and UMX to PD(GDP-SIP) - Demolish place of worship to construct ten-story mixed-use building with 16,000 square feet of non-residential space and 130 apartments in Urban Design Dist. 4
- 131 W Wilson Street - Conditional Use and Certified Survey Map Referral - Construct 15-story, 263-unit apartment building on one lot
- Zoning Text Amendment - Amending Supplemental Regulations within Section 28.151 and Definitions within Section 28.211 to update definitions of "Family".
- 2300 S Park Street - Conditional Use - Construct six-story parking garage at Village on Park in Urban Design Dist. 7
- 304 Lakota Way - Conditional Use - Construct residential building complex containing 20 apartments in five buildings
- 2412 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence to construct new residence on lakefront parcel

- Upcoming Matters – January 23, 2023

- 4205 Portage Road - Conditional Use and Certified Survey Map Referral - Construct residential building complex containing 484 apartments in five buildings and divide property into four lots by CSM
- 4522 E Washington Avenue - Demolition Permit and Conditional Use - Demolish commercial building to construct two commercial buildings in Urban Design Dist. 5, including one with a vehicle access sales and service window
- 6853 McKee Road - PD to Amended PD(GDP) - Amend Maple Grove-McKee General Development Plan to allow future construction of mixed-use, multi-family, and commercial buildings
- 1309-1311 Theresa Terrace - SR-C3 to SR-V1 and Demolition Permit - Demolish two-family residence and rezone to allow construction of three-unit single-family attached dwelling
- 1401-1403 Theresa Terrace - SR-C3 to SR-V1 and Demolition Permit - Demolish two-family residence and rezone to allow construction of three-unit single-family attached dwelling
- 4846 Eastpark Boulevard - SEC to TR-U2 and CC-T and Preliminary Plat and Final Plat of The American Center Eastpark Fifth Addition, creating two lots for future mixed-use development, seven lots for future multi-family development, one outlot for private parkland, and one outlot for public stormwater management
- 2015 Winnebago Street - Conditional Use for a tasting room
- 5978 Portage Road - Extraterritorial Certified Survey Map to create two lots in the Town of Burke

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 11:21 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.

[69103](#)

Registrants for 2022 Plan Commission Meetings