



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, October 3, 2022

5:30 PM

****Virtual Meeting****

The City of Madison is holding this Plan Commission meeting virtually to help protect our community during the Coronavirus (COVID-19) pandemic.

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

CALL TO ORDER/ROLL CALL

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

Present: 10 - Jael Currie; Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Arnold (Gabe) Mendez

Zellers was chair for the meeting.

Alders present: Verveer (4), Tishler (11), Abbas (12), Furman (19)

Staff present: Heather Stouder and Colin Punt, Planning Division; Katie Bannon, Zoning Administrator

PUBLIC COMMENT

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

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Zellers disclosed that she worked some years in the building requested for demolition in item 12 (ID 73189), but that it would not affect her consideration.

MINUTES OF THE SEPTEMBER 19, 2022 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: October 24 and November 7, 21, 2022

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. [73709](#) 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 by changing the name of a portion of Fiedler Lane and one private street upon final attachment of Town of Madison lands to the City of Madison to allow for proper addressing within the City of Madison. (14th AD)

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

3. [73715](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction, maintenance and use of a sanitary sewer access drive to maintain a public sanitary sewer east of Parkside Drive connecting to an MMSD sanitary sewer interceptor. Located in part of the NW ¼ of the NE ¼ of Section 33, T8N, R10E. (3rd AD)

A motion was made by Cantrell, seconded by Solheim, 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. [73608](#) Amending and updating the City of Madison's Extraterritorial Plat Approval Jurisdiction within which the City will continue to review land divisions and subdivision plats.

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

PUBLIC HEARINGS**Zoning Text Amendments**

5. [72659](#) Amending MGO Sec. 28.183(5)(a)6. to allow that the Plan Commission Secretary or District Alder may advise applicants to present at the Urban Design Commission prior to Plan Commission for a conditional use application.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended that the Common Council adopt 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 - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

- 6. [73471](#) Amending Table 28L-2 in MGO Sec. 28.181 and amending MGO Sec. 28.206 to Increase Fees.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other.

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

- 7. [73472](#) Amending sections of Chapter 28 to allow dwelling units in mixed-use buildings in certain residential districts.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other.

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

- 8. [73474](#) Amending several sections of Chapter 28 of the Madison General Ordinances to create "Mission Boxes" as a permitted use in various districts.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other.

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

Zoning Map Amendments & Related Requests

Note: Items 9 and 10 are related and were considered as one public hearing.

- 9. [72892](#) SUBSTITUTE: Creating Section 28.022-00588 of the Madison General Ordinances to change the zoning of property located at ~~7151-7145~~ 7035-7151 Littlemore Drive, 7202 Cottage Grove Road, 851 Harrington Drive, and 6901 Bluff Point Drive, 16th Alder District, from CN (Conservancy) District to PR (Parks and Recreation) District.

On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and recommended to Council to adopt the zoning map amendment. The motion passed by voice vote/other.

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

- 10. [72778](#) 7035 Littlemore Drive; 16th Ald. Dist.: Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for a community center to allow construction of a shelter in Door Creek Park.

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

Note: Items 11 - 14 are related and were considered as one public hearing.

- 11. [73475](#) Creating Section 28.022-00589 of the Madison General Ordinances to change the zoning of property located at 121 E Wilson Street, 4th Alder District, from UMX (Urban Mixed-Use) District to DC (Downtown Core) District.

On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and recommended to Council to adopt the zoning map amendment. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
- 12. [73189](#) 121 E Wilson Street; 4th Ald. Dist.: Consideration of a demolition permit to allow demolition of an office building and 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.
- 13. [73191](#) 121 E Wilson Street; 4th Ald. Dist.: Consideration of a conditional use in the [Proposed] Downtown Core (DC) District for a new building greater than 20,000 square feet or that have more than four stories; consideration of a conditional use in the DC District for outdoor recreation; and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit, all to allow construction of a fourteen-story mixed-use building with approximately 19,500 square feet of commercial space and 337 dwelling units.

On a motion by Cantrell, seconded by Solheim, 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 Solheim, to Approve. The motion passed by voice vote/other.
- 14. [73352](#) Approving a Certified Survey Map of property owned by Quad Capital Partners located at 121 E Wilson Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the land division 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 Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 15 and 16 are related and were considered as one public hearing.

- 15. [73476](#) Creating Section 28.022-00590 of the Madison General Ordinances to change the zoning of property located at 7101 US Highways 12 & 18, and 4502 Brandt Road, 16th Alder District, from PR (Parks and Recreation) District to IG (Industrial - General) District.

On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and recommended approval of the zoning map amendment (ID 73476) and the preliminary plat and land division (ID 73194) 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 Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

- 16. [73194](#) Approving the preliminary plat of the *Dane County Sustainability Campus* subdivision on land generally addressed as 7101 US Highways 12 & 18 and 4502 Brandt Road (CTH AB); 16th Ald. Dist.; and approving a Certified Survey Map of same to create two lots.

On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and recommended approval of the zoning map amendment (ID 73476) and the preliminary plat and land division (ID 73194) 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 Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

Conditional Use Requests & Demolition Permits

- 17. [72777](#) 1701 Wright Street; 12th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing wall of an institutional building to allow construction of an addition.

On a motion by Cantrell, seconded by Solheim, the Plan Commission placed the demolition permit on file without prejudice at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Solheim, to Place On File Without Prejudice. The motion passed by voice vote/other.

- 18. [72779](#) 1701 Wright Street; 12th Ald. Dist.: Consideration of a conditional use in the Campus-Institutional (CI) District without a Campus Master Plan to construct an addition to the Madison College Administration Building.

On a motion by Cantrell, seconded by Solheim, the Plan Commission placed the conditional use on file without prejudice at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Solheim, to Place On File Without Prejudice. The motion passed by voice vote/other.

Note: Items 19 and 20 are related and were considered as one public hearing.

- 19. [72780](#) 7440 Mineral Point Road; 9th Ald. Dist.: Consideration of a demolition permit to demolish a one-story restaurant.

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 Sheppard, to Approve. The motion passed by voice vote/other.

- 20. [72781](#) 7440 Mineral Point Road; 9th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for vehicle access sales and service windows to allow construction of a one-story multi-tenant commercial building containing approximately 8,700 square feet of floor area and two vehicle access sales and service windows.

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

Note: Items 21 and 22 are related and were considered as one public hearing.

- 21. [73121](#) 609 E Dayton Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish greater than fifty percent (50%) of the exterior walls of a commercial building.

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 Fernandez, to Approve. The motion passed by voice vote/other.

- 22. [73122](#) 609 E Dayton Street and 616 E Mifflin Street: Consideration of a conditional use in the Traditional Employment (TE) District for a hotel to allow construction of a three-story, 55-room hotel

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

Note: Items 23 and 24 are related and were considered as one public hearing.

- 23. [73200](#) 5602-5606 Schroeder Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish two restaurants.

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.

- 24. [73203](#) 5602-5606 Schroeder Road; Urban Design Dist. 2; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling containing greater than 36 dwelling units to allow construction of a four-story, 84-unit apartment building.

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

Note: Items 25 and 26 are related and were considered as one public hearing.

- 25. [73204](#) 3206 E Washington Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish a car wash.

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 Sheppard, to Approve. The motion passed by voice vote/other.

26. [73205](#) 3206 E Washington Avenue; Urban Design Dist. 5; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a [new] car wash.
- On a motion by Cantrell, seconded by Solheim, 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 Sheppard, to Approve. The motion passed by voice vote/other.**
27. [72843](#) 3841 E Washington Avenue and 3909-3913 Lien Road; Urban Design Dist. 5; 3rd Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling containing greater than 36 dwelling units to allow a hotel to be converted into 190 apartments.
- On a motion by Cantrell, seconded by Solheim, 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 Solheim, to Approve. The motion passed by voice vote/other.**
28. [73120](#) 931 E Main Street; 6th Ald. Dist. Consideration of a conditional use in the Traditional Employment (TE) District for an arts/ technical/ trade school; consideration of a conditional use in the TE District for a reception hall; consideration of a conditional use in the TE District for a restaurant-tavern; and consideration of a conditional use in the TE District for general retail, all to allow a cooking school/ reception hall/ restaurant-tavern/ and spice sales tenant within a multi-tenant commercial building.
- On a motion by Cantrell, seconded by Solheim, 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 Solheim, to Approve. The motion passed by voice vote/other.**
29. [73183](#) 2403 East Springs Drive; 17th Ald. Dist.: Consideration of a demolition permit to allow demolition of a commercial building.
- 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.**
30. [73184](#) 7601 Portage Road; 17th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.
- 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.**

- 31. [73353](#) 4142 Monona Drive; 15th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for an adult family home located within 2,500 feet of another adult family home or existing community living arrangement

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

- 32. [73358](#) 817 Big Stone Trail; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct a single-family residence exceeding 10,000 square feet in floor area.

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

BUSINESS BY MEMBERS

Commissioner Cantrell announced he will not be at the October 24, 2022 Plan Commission meeting

SECRETARY'S REPORT

Heather Stouder provided an overview of recent Common Council actions and upcoming Plan Commission matters.

- Recent Common Council Actions

- 2121-2157 Waterfall Way - Preliminary Plat and Final Plat of Village at Autumn Lake Replat No. 6, replatting 10 single-family lots into 12 single-family lots - Adopted on September 20, 2022 subject to the Plan Commission recommendation

- Upcoming Matters – October 24, 2022

- 2403 East Springs Drive - Conditional Use - Construct a five-story, approximately 220-room hotel
- 117-125 N Butler Street - DR1 to DR2, Demolition Permit, Conditional Use, and CSM Referral - Demolish three multi-family dwellings to construct four-story, 32-unit apartment building on one lot
- 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
- 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing - Final Plat of University Research Park-Pioneer 1st Addition Replat, replatting Boyer Street and 14 lots for future employment into 9 lots for future employment and, creating 3 outlots for private open space and 2 outlots for stormwater management
- 1824 S Park Street - Conditional Use - Convert commercial building into restaurant-nightclub
- 120-128 N Orchard Street 1313 & 1314 Randall Court - Demolition Permit and Conditional Use - Demolish a single-family dwelling, two-family dwelling and three multi-family dwellings to construct eight-story, 48-unit apartment building
- 626 Schewe Road - Demolition Permit - Demolish single-family residence
- 6101 University Avenue - Conditional Use for a private school tenant in place of worship

- Upcoming Matters – November 7, 2022

- 219 N Fair Oaks Avenue - Temp. A to TR-U1, Demolition Permit, and Conditional Use - Demolish commercial building to construct four-story, 110-unit apartment building
- 2405 Cypress Way, 825-837 Hughes Place and 810 W Badger Road - SR-V1 to CC-T, Demolition Permit, Conditional Use, and CSM Referral - Demolish one-story commercial building to construct two-story, 39,200 square-foot community center and re-divide five parcels into two lots
- 517 Grand Canyon Drive and 6617 Odana Road - CC to CC-T, Conditional Use and CSM Referral - Convert 153-room hotel into mixed-use building with 153 apartments on one lot

ANNOUNCEMENTS

There were no announcements

ADJOURNMENT

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 8:01 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