



# 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](http://www.madisoncitychannel.tv).*

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Monday, August 29, 2022

5:30 PM

**\*\*Virtual Meeting\*\***

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### 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

Ledell Zellers was chair for this meeting.

Ald. Paulson arrived around 5:40 following approval of the August 8, 2022 minutes and prior to consideration of the consent agenda.

Staff Present: Kevin Firchow, Colin Punt, Tim Parks, Planning Division; Katie Bannon, Zoning Administrator

Alders Present: Ald. Figueroa Cole, Dist. 10; Ald. Bill Tishler, Dist. 11; Ald. Syed Abbas, Dist. 12; Ald. Tag Evers, Dist. 13; and Ald. Charles Myadze, Dist. 18

### PUBLIC COMMENT

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

There were no registrants for public comment.

Ledell Zellers noted that there was a public comment dated July 30, 2022 attached to the Public Comment file (ID 60306), which was directed to the Plan Commission. However, the property referenced in the comment was not before the Commission.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Solheim disclosed that the company that she works for is working with the applicant/ developer of Items 26-28 on another project elsewhere in Wisconsin, but that she did not feel that her relationship would impact her ability to consider those items.

### MINUTES OF THE AUGUST 8, 2022 REGULAR MEETING

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

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, September 19 and October 3, 24, 2022 at 5:30 p.m.

Special Meeting:

- Thursday, September 29, 2022 at 5:00 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. [72997](#) ~~BY TITLE ONLY~~ Establishing the Task Force on Farmland Preservation

On a motion by Cantrell, seconded by Sheppard, the Plan Commission recommended approval of the Substitute resolution to the Madison Food Policy Council. The motion to recommend approval of the substitute passed by voice vote/other.

**A motion was made by Cantrell, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the MADISON FOOD POLICY COUNCIL. The motion passed by voice vote/other.**

## SPECIAL ITEM OF BUSINESS

3. [73335](#) Confirming the format of Plan Commission meetings for the remainder of 2022 and beginning of 2023 and discussing changing the day of the week that the Plan Commission meets in regular session.

Members of the Plan Commission discussed their preferences for the format of Plan Commission meetings for the remainder of 2022.

Following that discussion and vote, members of the Plan Commission then discussed on which night the Plan Commission should meet in 2023, which was followed by a separate vote on meeting night. Cantrell made, and Ald. Currie seconded a motion to keep Plan Commission regular meetings on Mondays for 2023. On a motion by Sheppard, seconded by Cantrell, the Plan Commission amended the motion to keep meetings on Mondays subject to staff providing materials to the Plan Commission by end of day on Thursday preceding the Monday meeting whenever possible; the amendment passed by voice vote/ other. The motion on meeting days, as amended, passed by voice vote/ other.

**On a motion by Solheim, seconded by Paulson, the Plan Commission voted to keep regular Plan Commission meetings virtual indefinitely and for special meetings to be held in person whenever possible to allow members to better collaborate with each other, with Planning staff to study the potential for hybrid meetings for special sessions. The motion on meeting formats passed by voice vote/ other.**

**On a motion by Cantrell, seconded by Currie, the Plan Commission voted to keep regular meetings on Mondays for 2023 subject to staff providing materials to the Plan Commission by end of day on Thursday preceding the Monday meeting whenever possible. The motion on meeting days, as amended, passed by voice vote/ other.**

## PUBLIC HEARINGS

### Zoning Map Amendments for Town of Madison Attachment

The following ordinances, Items 4-14, will assign City of Madison zoning to the many parcels attaching to the City from the Town of Madison on October 30, 2022 at 11:59 p.m. The proposed zoning districts will take effect concurrent with the attachments, which were adopted by the Common Council at their July 12 and July 19, 2022 meetings.

4. [72642](#) Creating Section 28.022-00571 of the Madison General Ordinances to assign zoning to properties located east of Sherman Avenue, west of Fordem Avenue, and generally north of Sherman Terrace in the 12th Alder District, hereinafter referred to as “Area 1” of the Town of Madison final attachment, as TR-V2 (Traditional Residential-Varied 2) District and NMX (Neighborhood Mixed-Use) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the proposed zoning map amendment to the Common Council. The motion to recommend approval 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.**
5. [72643](#) Creating Section 28.022-00572 of the Madison General Ordinances to assign zoning to a Town of Madison property located at the northerly end of Kingsbury Court, west of Hampshire Place, and south of Schroeder Road in the 20th Alder District, as SR-C1 (Suburban Residential-Consistent 1) District.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission recommended approval of the proposed zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Fernandez, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
6. [72644](#) Creating Section 28.022-00573 of the Madison General Ordinances to assign zoning to Town of Madison properties located at the southern end of Hampshire Place south of Schroeder Road in the 20th Alder District, as SR-C1 (Suburban Residential-Consistent 1) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the proposed zoning map amendment to the Common Council. The motion to recommend approval 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.**
7. [72646](#) Creating Section 28.022-00574 of the Madison General Ordinances to assign zoning to properties generally bounded by the West Beltline Highway, Landmark Place, University of Wisconsin-Madison Arboretum, and Nottingham Way in the 10th Alder District, hereinafter referred to as “Area 5” of the Town of Madison final attachment, as SR-C1 (Suburban

Residential-Consistent 1) District, (SR-V2 (Suburban Residential-Varied 2) District, and SE (Suburban Employment) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the proposed zoning map amendment to the Common Council. The motion to recommend approval 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. [72648](#)

Creating Section 28.022-00575 of the Madison General Ordinances to assign zoning to Town of Madison properties generally bounded by the West Beltline Highway, University of Wisconsin-Madison Arboretum, and the Cannonball Path in the 14th Alder District, as CC (Commercial Center) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the proposed zoning map amendment to the Common Council. The motion to recommend approval 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.**

9. [72650](#)

Creating Section 28.022-00576 of the Madison General Ordinances to assign zoning to properties generally located west of Fish Hatchery Road and surrounded by the University of Wisconsin-Madison Arboretum and east of Fish Hatchery Road and west of S Park Street, including Town lands on Culmen Street, Burr Oak Lane, Dane Street, Ridgewood Way, and Cypress Lane, all in the 14th Alder District, hereinafter referred to as “Area 7W” and “Area 7E” of the Town of Madison final attachment, as SR-C1 (Suburban Residential-Consistent 1) District; TR-C2 (Traditional Residential-Consistent 2) District; TR-C4 (Traditional Residential-Consistent 4) District; TR-V2 (Traditional Residential-Varied 2) District; CC-T (Commercial Corridor-Transitional) District; PR (Parks and Recreation) District; CN (Conservancy) District; and TE (Traditional Employment) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the proposed zoning map amendment to the Common Council. The motion to recommend approval 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. [72651](#)

Creating Section 28.022-00577 of the Madison General Ordinances to assign zoning to Town of Madison properties generally located on the west side of Fish Hatchery Road at the West Beltline Highway in the 14th Alder District, as CC (Commercial Center) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the proposed zoning map amendment to the Common Council. The motion to recommend approval 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.**

11. [72652](#) Creating Section 28.022-00578 of the Madison General Ordinances to assign zoning to properties generally located on the south side of W Badger Road along both sides of Fiedler Lane in the 14th Alder District, hereinafter referred to as "Area 9" of the Town of Madison final attachment, as SR-V1 (Suburban Residential-Varied 1) District and SR-V2 (Suburban Residential-Varied 2) District.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the proposed zoning map amendment to the Common Council. The motion to recommend approval 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. [72653](#) Creating Section 28.022-00579 of the Madison General Ordinances to assign zoning to Town of Madison properties generally bounded by Perry Street, the West Beltline Highway, US Highway 14, and Rolfsmeyer Drive in the 14th Alder District, as IL (Industrial-Limited) District.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the proposed zoning map amendment to the Common Council. The motion to recommend approval 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.**
13. [72654](#) Creating Section 28.022-00580 of the Madison General Ordinances to assign zoning to properties generally located east of S Park Street and the Chicago and Northwestern Transportation Company railroad right of way, south of E Olin Avenue and John Nolen Drive, along and west of Rimrock Road, and north of the West Beltline Highway, all in the 14th Alder District, hereinafter referred to as "Area 12N" and "Area 12S" of the Town of Madison final attachment, as TR-C1 (Traditional Residential-Consistent 1) District; TR-C4 (Traditional Residential-Consistent 4) District; TR-V2 (Traditional Residential-Varied 2) District; PD-MHP (Planned Development-Mobile Home Park) District; CC (Commercial Center) District; SE (Suburban Employment) District; and PR (Parks and Recreation) District.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the proposed zoning map amendment to the Common Council. The motion to recommend approval 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.**
14. [72655](#) Creating Section 28.022-00581 of the Madison General Ordinances to assign zoning to properties generally located east of Nob Hill Road and Badger Lane on both sides of Moorland Road in the 14th Alder District, hereinafter referred to as "Area 13" of the Town of Madison final attachment, as SR-C1 (Suburban Residential-Consistent 1) District; SR-C3 (Suburban Residential-Consistent 3) District; SR-V2 (Suburban Residential-Varied 2) District; and SE (Suburban Employment) District.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the

proposed zoning map amendment to the Common Council. The motion to recommend approval 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.**

**Unfinished Business from August 8, 2022 Meeting**

Note: Items 15-18 were originally scheduled for the August 8, 2022 Plan Commission meeting. However, due to technical issues with the Legislative Information Center system, the August 8 meeting was adjourned before the public hearings for these items were opened. In order these items to be considered on this agenda, new public hearing notices have been provided per MGO Section 28.181.

- 15. [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 Sheppard, the Plan Commission referred the conditional use request to a future meeting (no date specified) to allow the applicant to work with staff from the Traffic Engineering Division and Planning Division to address the site design and traffic circulation concerns raised during the public hearing and Plan Commission discussion. The motion to refer passed by voice vote/ other.

The motion to refer replaced an earlier motion by Cantrell, seconded by Sheppard, to place the conditional use request on file without prejudice.

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

Note: Items 16-18 are related and were considered together as one public hearing.

- 16. [72439](#) Creating Section 28-022-00568 of the Madison General Ordinances to rezone property located at 102 S Sprecher Road, 3rd Aldermanic District, from Temporary A (Agricultural District) District to TR-U1 (Traditional Residential-Urban 1) District.

On a motion by Cantrell, seconded by Ald. Paulson, the Commission found the standards met and approved the conditional use request (ID 72211), and recommended approval of the proposed zoning map amendment (ID 72439) and Certified Survey Map (ID 72215) to the Common Council, all subject to the comments and conditions contained in the Plan Commission materials. The motion to approve 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.**

- 17. [72211](#) 102 S Sprecher Road; 3rd Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 160-unit apartment building

On a motion by Cantrell, seconded by Ald. Paulson, the Commission found the standards met and approved the conditional use request (ID 72211), and recommended approval of the proposed zoning map amendment (ID 72439) and Certified Survey Map (ID 72215) to the Common Council, all subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

18. [72215](#)

Approving a Certified Survey Map of property owned by RWW 4605 Sprecher Road, LLC located at 102 S Sprecher Road; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Ald. Paulson, the Commission found the standards met and approved the conditional use request (ID 72211), and recommended approval of the proposed zoning map amendment (ID 72439) and Certified Survey Map (ID 72215) to the Common Council, all subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

**A motion was made by Cantrell, seconded by Paulson, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

### Zoning Map Amendments & Related Requests

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

19. [72876](#)

Creating Section 28.022-00582 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to TR-C3 (Traditional Residential-Consistent 3); and creating Section 28.022-00583 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to TR-V2 (Traditional Residential-Varied 2); and creating Section 28.022-00584 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1); and creating Section 28.022-00585 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to CN (Conservancy); and creating Section 28.022-00586 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional).

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 72876) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval of the zoning map amendment passed by voice vote/ other.

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



20. [72365](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 18th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the preliminary plat (ID 72365) to the Common Council subject to the comments and conditions in the Plan Commission materials and the following conditions:

- On a motion by Cantrell, seconded by Fernandez, that the applicant shall add a note regarding possible sound impacts that shall be coordinated with staff and presented on the Final Plat to be reviewed by the Plan Commission and approved by the Common Council. The motion to amend the main motion as noted passed by voice vote/ other.

- On a motion by Cantrell, seconded by Fernandez, the Plan Commission finds that, based on the recommendation of the City Engineering Division, Traffic Engineering Division, and Planning Division, the public interest is secured in granting a waiver to establish right-of-way widths of less than 66 feet to Whitman Lane, Whitefield Lane, and Sunfield Street, as shown on the proposed preliminary plat. The motion to amend the main motion as noted passed by voice vote/ other.

The motion to recommend approval of the preliminary plat as amended passed by voice vote/ other.

An earlier motion by Cantrell, seconded by Solheim, to amend the conditions to increase the width of the Whitman Lane right of way to 66 feet from the south plat limits to Sunfield Street and on Sunfield Street from the taper from 80 feet west of Packers Avenue to Prairieview Drive/ Eliot Lane was withdrawn by Cantrell after the second. The Plan Commission voted by voice vote/ other to deny the amendment.

**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 21 and 22 are related and were considered together as one public hearing.

21. [72877](#) Creating Section 28.022-00587 of the Madison General Ordinances to change the zoning of property located at 575 Zor Shrine Place, 9th Alder District, from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban 2) District.

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the conditional use request (ID 72364), and recommended approval of the proposed zoning map amendment (ID 72877) to the Common Council, all subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

22. [72364](#) 575 Zor Shrine Place; 9th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 dwelling units; and consideration of an alteration to an approved conditional use in the TR-U2 District for a residential building complex, all to allow construction of a five-story, 105-unit apartment building in an expanded residential building complex.

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the conditional use request (ID 72364), and recommended approval of the proposed zoning map amendment (ID 72877) to the Common Council, all subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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



**Conditional Use Requests, Demolition Permits & Related Requests**

- 23. [72213](#) 9501 Spirit Street; 9th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Variied 2 (TR-V2) District for single-family attached dwellings with 5-8 units, and consideration of a conditional use in the TR-V2 District for a residential building complex to allow construction of 31 townhouses in eight buildings

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the conditional use request subject to the comments and conditions contained 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.**

- 24. [72214](#) 302 Chaska Drive; 9th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Variied 2 (TR-V2) District for single-family attached dwellings with 5-8 units, and consideration of a conditional use in the TR-V2 District for a residential building complex, to allow construction of 20 townhouses in four buildings

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the conditional use request subject to the comments and conditions contained 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.**

- 25. [72782](#) 4730-4802 Femrite Drive and 2730 Daniels Street; 16th Ald. Dist.: Consideration of a conditional use for an increase of more than twenty (20) parking spaces that is also more than ten percent (10%) of the maximum parking requirement in order to construct a surface automobile parking lot with 36 stalls in the Industrial-Limited (IL) District.

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the conditional use request subject to the comments and conditions contained 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 26-28 are related and were considered together as one public hearing.

- 26. [72775](#) 4649 Verona Road; 10th Ald. Dist.: Consideration of a demolition permit to allow demolition of a commercial building.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and approved the demolition permit (ID 72775) subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

- 27. [72776](#) 4649 Verona Road; 10th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor (CC) District for dwelling units in a mixed-use building to allow construction of a four-story mixed-use building with approximately 1,200 square feet of commercial/office space and 70 apartments.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional use requests (ID 72776) subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

28. [72773](#)

Approving a Certified Survey Map of property owned by Lincoln Avenue Capital located at 4649 Verona Road; 10th Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the Certified Survey Map (ID 72773) to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval 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 - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 29-31 are related and were considered together as one public hearing.

29. [72803](#)

1303-1323 Williamson Street and 401-409 S Baldwin Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.: Consideration of a demolition permit to demolish three commercial buildings.

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the demolition permit (ID 72803) and conditional use request (ID 72804), and recommended approval of the proposed Certified Survey Map (ID 72772) to the Common Council, all subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

30. [72804](#)

1303-1323 Williamson Street and 401-409 S Baldwin Street; Third Lake Ridge Historic Dist. 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking to allow the construction of an approximately 11,000 square-foot addition to create a two-story, approximately 29,100 square-foot commercial building.

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the demolition permit (ID 72803) and conditional use request (ID 72804), and recommended approval of the proposed Certified Survey Map (ID 72772) to the Common Council, all subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

31. [72772](#)

Approving a Certified Survey Map of property owned by District Council of Madison, Inc. of the Society of St. Vincent De Paul located at 1305-1323 Williamson Street and 401-409 S. Baldwin Street; 6th Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and approved the demolition permit (ID 72803) and conditional use request (ID 72804), and recommended approval of the proposed Certified Survey Map (ID 72772) to the Common Council, all subject to the comments and conditions contained in the Plan Commission materials. The motion to approve 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 - REPORT OF OFFICER. The motion passed by voice vote/other.**

**Zoning Text Amendments**

- 32.     [71549](#)             Repealing MGO Sec. 28.105 Neighborhood Conservation Overlay Districts

On a motion by Cantrell, seconded by Sheppard, the Plan Commission recommended referral to November 21, 2022 (December 6, 2022 Common Council) at the request of the ordinance sponsors. The motion to recommend referral passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Sheppard, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/21/2022. The motion passed by voice vote/other.**
  
- 33.     [72816](#)             Amending portions of Chapter 28 of the Madison General Ordinances to change “Subchapter 28J” to “Section 28.151.”

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the proposed zoning text amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

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

**Land Divisions**

- 34.     [72075](#)             3393 Burke Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create one residential lot and one lot for a place of worship.

On a motion by Cantrell, seconded by Sheppard, the Commission found the extraterritorial approval standards and criteria met and approved the proposed land division subject to the comments and conditions contained 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.**
  
- 35.     [72367](#)             Approving a Certified Survey Map of property owned by 3706 Nakoma Road, LLC located at 3706 Nakoma Road; 10th Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, the Commission found the approval standards and criteria met and approved the proposed Certified Survey Map subject to the comments and conditions contained 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 - REPORT OF OFFICER. The motion passed by voice vote/other.**

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

**- Upcoming Matters – September 19, 2022**

- 1701 Wright Street - Demolition Permit and Conditional Use - Renovate and construct addition(s) to Madison College Administration building.
- 7035-7145 Littlemore Drive - CN to PR and Conditional Use - Rezone Door Creek Park to PR and construct park shelter
- 7440 Mineral Point Road - Demolition Permit and Conditional Use - Demolish commercial building to construct multi-tenant commercial building with two vehicle access sales and service windows
- 3841 E Washington Ave. & 3909-3913 Lien Road - Conditional Use - Convert 197-room hotel into multi-family dwelling with 190 apartments
- 2121-2157 Waterfall Way- Preliminary Plat and Final Plat - Village at Autumn Lake Replat No. 6, replatting 10 single-family lots into 12 single-family lots
- 931 E Main Street - Conditional Use for art/technical/trade school, restaurant-tavern, general retail, and reception hall uses in a tenant space in a multi-tenant commercial building
- 609 E Dayton Street and 616 E Mifflin Street- Demolition Permit and Conditional Use - Demolish more than 50% of the exterior walls of a commercial building to construct a three-story, 55-room hotel
- 2403 East Springs Drive - Demolition Permit - Demolish commercial building
- 7601 Portage Road - Demolition Permit - Demolish single-family residence
- Adjacent to 2550 Woods Rd - Extraterritorial Certified Survey Map to create two open space lots in the Town of Verona

**- Upcoming Matters – October 3, 2022**

- 121 E Wilson Street - UMX to DC, Demolition Permit and Conditional Use - Demolish office building and parking structure to construct a fourteen-story mixed-use building with approximately 19,500 sq. ft. of commercial space and 337 dwelling units with outdoor recreation
- 7101 US Highways 12 & 18 and 4502 Brandt Road/ CTH AB - PR to IG, Preliminary Plat and Certified Survey Map for Dane County Sustainability Campus, creating one lot for a future landfill and one lot for future industrial/landfill-related development
- 5602-5606 Schroeder Road - Demolition Permit and Conditional Use - Demolish two restaurants to construct a four-story, 84-unit apartment building in Urban Design Dist. 2
- 3206 E Washington Avenue - Demolition Permit and Conditional Use - Demolish car wash and construct a new car wash in Urban Design Dist. 5
- 4142 Monona Drive - Conditional Use for an adult family home in existing single-family residence
- 817 Big Stone Trail - Conditional Use - Construct single-family residence exceeding 10,000 square feet of floor area
- 1824 S Park Street 73360 - Conditional Use - Convert commercial building into restaurant-nightclub

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Currie, to Adjourn at 10:20 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