



# 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, July 25, 2022

5:30 PM

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

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

### CALL TO ORDER/ROLL CALL

Zellers called the meeting to order at 5:30 p.m.

**Present:** 8 - Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Anthony S. Fernandez; Nicole A. Solheim and Bradley A. Cantrell

**Excused:** 2 - Jael Currie and Arnold (Gabe) Mendez

Zellers was chair for the meeting

Alders also present: Alder Conklin (Dist. 9). Alder Evers (Dist. 13)

Staff Present: Heather Stouder, Lisa McNabola, Linda Horvath, Brian Grady, Planning Division; Kara Kratowicz, Human Resources; Eleanor Anderson, Finance Department

### PUBLIC COMMENT

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

There were no registrants for public comment.

### DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by the Commission

### MINUTES OF THE JULY 11, 2022 REGULAR MEETING and JUNE 23, 2022 SPECIAL MEETING

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

## SCHEDULE OF MEETINGS

Regular Meetings: Monday, August 8, 29, September 19, 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.

### SPECIAL ITEMS OF BUSINESS

2. [71167](#) Incorporating Health & Safety Goals, Strategies, and Actions into the City's Performance Excellence Framework  
On a motion by Cantrell, seconded by Paulson, the Plan Commission recommended approval. The motion to recommend approval passed by voice vote/ other.  
**A motion was made by Cantrell, seconded by Paulson, to RECOMMEND TO COUNCIL TO APPROVE - REPORT OF OFFICER. The motion passed by voice vote/other.**
  
3. [71147](#) Authorizing the Planning Division's shift to a Planning Framework with 13 higher level Area Plans to be updated every 10 years  
On a motion by Cantrell, seconded by Sheppard, the Plan Commission recommended approval subject to the following recommendation:  
- That the Council authorize the Planning Division's shift to a Planning Framework with 12 higher level Area Plans to be updated every 10 years  
The motion to recommend approval with the above recommendation passed by voice vote / other.  
**A motion was made by Cantrell, seconded by Sheppard, to RECOMMEND TO COUNCIL TO APPROVE WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

### PUBLIC HEARINGS

Note: Items 4-6 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.

#### Conditional Uses, Demolition Permits and Related Requests

4. [71244](#) 802, 816, 818, 820, and 826 Regent Street; 8th Ald. Dist.: Consideration of a demolition permit to demolish a place of worship, two residences, and two mixed-use buildings.  
On a motion by Cantrell, seconded by Fernandez, the Commission found the standards met and approved the demolition permits 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 Fernandez, to Approve. The motion passed by voice vote/other.**

5. [71245](#) 802-826 Regent Street; 8th Ald. Dist: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use in the UMX District for outdoor recreation, all to allow construction of a ten-story mixed-use building with approximately 3,000 square feet of commercial space and 178 apartments.

On a motion by Cantrell, seconded by Paulson, the Commission found the standards met and approved the conditional use, 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 Paulson, to Approve. The motion passed by voice vote/other.**

6. [71249](#) Approving a Certified Survey Map of property owned by CRG Acquisition, LLC located at 802-826 Regent Street; 8th Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, the Commission found the standards met and forwarded the CSM (ID 71249) to Council with a recommendation to approve, 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.**

Note: Items 7-8 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.

7. [71883](#) 402 W Wilson Street; 4th Ald. Dist.: Consideration of a demolition permit to partially demolish an office building.

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

8. [72468](#) Creating Section 28.022 - 00569 of the Madison General Ordinances to amend a Planned Development (PD) District at property located at 402 W. Wilson Street, 4th Aldermanic District, amending the PD(GDP) Planned Development (General Development Plan), and creating Section 28.022 - 00570 to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 71883) subject to the comments and conditions contained in the Plan Commission materials and the following revised conditions:

- That the door on the north side of the building be exit only.

The motion to recommend approval with the above conditions 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.**

9. [71648](#) 402 Rustic Drive; 3rd Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a community living arrangement with 9-15 residents.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission voted to refer this item to the August 8, 2022 Plan Commission meeting at the request of the applicant. That motion passed by voice vote / other

**A motion was made by Cantrell, seconded by Sheppard, to Refer to the PLAN COMMISSION and should be returned by 8/8/2022. The motion passed by voice vote/other.**

- 10. [72201](#) 437 S Yellowstone Drive; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for general retail to allow a general retail tenant in multi-tenant commercial building.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

- 11. [72202](#) 2253 Keyes Avenue; 13th 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 that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

- 12. [72203](#) 4035 Owl Creek Drive; 16th Ald. Dist. Consideration of a demolition permit to demolish a street-facing wall of an office /industrial building to allow construction of an addition.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

**BUSINESS BY MEMBERS**

There was no business by members.

**COMMUNICATIONS**

**SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters for the Plan Commission.

**- Upcoming Matters, August 8, 2022:**

- 1841 Northport Drive - Conditional Use - Construct one-story restaurant with vehicle access sales and service window
- 102 S Sprecher Road - Temp. A to TR-U1, Conditional Use and Certified Survey Map Referral - Construct four-story, 160-unit apartment building on one lot, with one outlot
- 5158 Spring Court - Conditional Use - Construct accessory building on lakefront parcel
- 3393 Burke Road - Extraterritorial Certified Survey Map - Create one residential lot and one institutional lot in the Town of Burke
- 25 S Livingston Street - Conditional Use - Create outdoor eating area for concert hall

- 4100 Nakoma Road - Conditional Use - Allow private school tenant in place of worship

**- Upcoming Matters, August 29, 2022:**

- Assigning City Zoning to Town of Madison properties to take effect upon attachment
- 575 Zor Shrine Place - SE to TR-U2 and Conditional Use - Construct five-story 105-unit apartment building in residential building complex
- 4000-4150 Packers Avenue & 4201 N Sherman Avenue - Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat - Raemisch Farm Development, creating 76 single-family lots, two lots for future mixed-use development, six lots for future multi-family development, one outlot for public stormwater management and wetland protection, one outlot for public parkland, one outlot for private open space, and one outlot for urban agriculture

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 8:45 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