



# 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 11, 2022

5:30 PM

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

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Some or all of the members of the Plan Commission, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.

### CALL TO ORDER/ROLL CALL

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

**Present:** 9 - Jael Currie; Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Anthony S. Fernandez; Nicole A. Solheim and Arnold (Gabe) Mendez

**Excused:** 1 - Bradley A. Cantrell

Zellers was chair for this meeting.

Solheim arrived following approval of the Consent Agenda and during Items 3-6

Staff Present: Heather Stouder and Tim Parks, Planning Division

Alders Present: Ald. Syed Abbas, Dist. 12 and Ald. Charles Myadze, Dist. 18

### PUBLIC COMMENT

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

There were no registrants for public comment.

"Test" in the list of registrants was Tech. Facilitator Joe Schraven from the City's Information Technology Department.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

### MINUTES OF THE JUNE 27, 2022 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, July 25 and August 8, 29, 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.

## PUBLIC HEARINGS

### Zoning Map Amendments & Related Requests

2. [55383](#) Creating Section 28.022 -- 00371 of the Madison General Ordinances to change the zoning of property located at 2005 N. Sherman Avenue, 12th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to NMX (Neighborhood Mixed-Use) District.  
  
On a motion by Fernandez, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the zoning map amendment 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 Paulson, seconded by Mendez, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**

Note: Items 3-6 are related and were considered as one public hearing.

3. [71655](#) 3401 E Washington Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish a bakery.  
  
On a motion by Solheim, seconded by Fernandez, 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 to approve passed by voice vote/other.  
  
**A motion was made by Solheim, seconded by Fernandez, to Approve. The motion passed by voice vote/other.**
4. [72188](#) Creating Section 28.022-00567 of the Madison General Ordinances to change the zoning of property located at 3401 East Washington Avenue, 12th Aldermanic District, from IL (Industrial-Limited) District to CC-T (Commercial Corridor-Transitional) District.  
  
On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the zoning map amendment 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 Solheim, seconded by Fernandez, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

5. [71657](#) 3401 E Washington Avenue; 12th Ald. Dist. Urban Design Dist. 5: Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) zoning district for multi-family dwellings with 37 or more units; consideration of conditional use in the CC-T District for outdoor recreation; consideration of a conditional use in the CC-T District to construct a mixed-use building with greater than 60 dwelling units; all to construct a two-story building with 12 townhouses, a five-story, mixed-use building with approximately 4,350 square feet of commercial space and 77 apartments and resident amenity spaces, a five-story, 110-unit apartment building with a community room and a shared rooftop plaza, and a three-story, 46-unit apartment building with a community room as part of a planned multi-use site.
- On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and approved the conditional use requests for the proposed development subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other, with Ald. Currie abstaining.

**A motion was made by Solheim, seconded by Sheppard, to Approve. The motion passed by voice vote/other, with Ald. Currie Abstaining.**

6. [71884](#) Approving a Certified Survey Map of property owned by Wisconsin Housing Preservation Corporation located at 3401 E Washington Avenue; 12th Ald. Dist.
- On a motion by Solheim, seconded by Ald. Paulson, the Plan Commission recommended approval of the Certified Survey Map 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 Solheim, seconded by Paulson, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055. The motion passed by voice vote/other.**

### Conditional Use Requests, Demolition Permits & Planned Development Alterations

7. [69791](#) 428, 434 and 444 State Street; 2nd Ald. Dist.: Consideration of a demolition permit to allow demolition of three mixed-use buildings.
- On a motion by Fernandez, seconded by Mendez, the Plan Commission referred the demolition permit (ID 69791), conditional use requests (69792), and Certified Survey Map (ID 69800) to a future meeting (no date specified) pending a recommendation by the Urban Design Commission on the project. The motion passed by voice vote/other.

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

8. [69792](#) 428-444 State Street; 2nd Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District for a new building; and consideration of a conditional use for nonresidential development immediately adjacent to the boundary of a City-owned public park, to allow construction of a six-story tall mixed-use building containing up to 6,445 square feet of commercial space and 26 apartments adjacent to Lisa Link Peace Park.

On a motion by Fernandez, seconded by Mendez, the Plan Commission referred the demolition permit (ID 69791), conditional use requests (69792), and Certified Survey Map (ID 69800) to a future meeting (no date specified) pending a recommendation by the Urban Design Commission on the project. The motion passed by voice vote/other.

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

9. [69800](#) Approving a Certified Survey Map of property owned by JD McCormick, LLC located at 428-444 State Street; 2nd Ald. Dist.
- On a motion by Fernandez, seconded by Mendez, the Plan Commission referred the demolition permit (ID 69791), conditional use requests (69792), and Certified Survey Map (ID 69800) to a future meeting (no date specified) pending a recommendation by the Urban Design Commission on the project. The motion passed by voice vote/other.
- A motion was made by Fernandez, seconded by Mendez, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**
10. [71637](#) 222 W Gorham Street; 2nd Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District for an outdoor eating area to allow construction of a second floor outdoor eating area for a restaurant-nightclub.
- On a motion by Ald. Heck, 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 and following additional conditions:
- That the pedestrian/person doors to the outdoor area not be propped open during business hours.
  - That the overhead doors facing northeast be closed at 12:00 a.m. (midnight) nightly.
  - That a solid barrier be added behind the gabion wall to provide additional noise attenuation.
- The motion passed by voice vote/ other.
- A motion was made by Heck, seconded by Sheppard, to Approve. The motion passed by voice vote/other.**
11. [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 Fernandez, seconded by Mendez, the Plan Commission referred this request to July 25, 2022 at the request of the applicant. The motion passed by voice vote/other.
- A motion was made by Fernandez, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 7/25/2022. The motion passed by voice vote/other.**
12. [71881](#) 610 Junction Road; 9th Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to convert a portion of the second floor of an existing two-story mixed-use building into 17 apartments.
- On a motion by Fernandez, seconded by Mendez, the Commission found the standards met and the project consistent with the concept approved by the Common Council and approved the PD(SIP) Alteration subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Fernandez, seconded by Mendez, to Approve. The motion passed by voice vote/other.**

13. [71882](#) 7317 Cottage Grove Road; 16th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence
- On a motion by Fernandez, seconded by Mendez, the 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 Fernandez, seconded by Mendez, to Approve. The motion passed by voice vote/other.**

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Heather Stouder summarized upcoming matters for the Plan Commission.

### - Upcoming Matters – July 25, 2022

- Authorizing the Planning Division's shift to a Planning Framework with 13 higher level Area Plans
- Incorporating Health & Safety Goals, Strategies, and Actions into the City's Performance Excellence Framework
- 802-826 Regent Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two commercial buildings, one church, and two residences to construct a ten-story mixed-use building with approximately 3,000 sq. ft. of commercial space and 178 apartments on one lot
- 402 W Wilson Street - PD to Amended PD(GDP-SIP) and Demolition Permit - Partial demolition of office building, and renovation of remaining building and construction of an addition to create a four-story, 54-unit apartment building
- 437 S Yellowstone Drive - Conditional Use for a retail tenant in a multi-tenant commercial building
- 2253 Keyes Avenue - Demolition Permit - Demolish single-family residence
- 4035 Owl Creek Drive - Demolition Permit - Demolish street-facing wall of office/ industrial building to construct an addition

### - Upcoming Matters – August 8, 2022

- (Tentative) - Zoning of Town of Madison properties attaching to the City of Madison on October 30, 2022
- 1801 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 outlet
- 5158 Spring Court - Conditional Use - Construct accessory building on lakefront parcel
- 9501 Spirit Street - Conditional Use - Construct residential building complex with 31 townhouses in eight buildings
- 302 Chaska Drive - Conditional Use - Construct residential building complex with 20 townhouses in four buildings
- 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 for an outdoor eating area for concert hall
- 4100 Nakoma Road - Conditional Use for a private school tenant in place of worship
- (Tentative) Discussion on proposed Transit-Oriented Development ordinance language (Follow-up to June 23, 2022 special meeting)

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

A motion was made by Solheim, seconded by Sheppard, to Adjourn at 6:58 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