



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, June 27, 2022

5:30 PM

****Virtual Meeting****

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.

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

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

Present: 7 - Jael Currie; Patrick W. Heck; Erik Paulson; Ledell Zellers; Maurice C. Sheppard; Bradley A. Cantrell and Arnold (Gabe) Mendez
Excused: 3 - Kathleen L. Spencer; Anthony S. Fernandez and Nicole A. Solheim

Zellers was chair for the meeting

Alders also present: Verveer (4), Figueroa Cole (10), Myadze (18)

Staff Present: Heather Stouder, Colin Punt, Urvashi Martin, Planning Division; Matt Mikolajewski and Dan Rolfs, Economic Development Division; Matt Tucker, Building Inspection Division

PUBLIC COMMENT

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

There was no public comment

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Cantrell will be absent for the July 11 Plan Commission meeting

MINUTES OF THE JUNE 13, 2022 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: Monday, July 11, 25 and August 8, 29, 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

- Plan Commission Appointment to the Transportation Policy and Planning Board

On a motion by Cantrell, seconded by Mendez, the Plan Commission appointed Alder Paulson to the Transportation Policy and Planning Board.

2. [58948](#) Planning Division update on the Reiner Neighborhood Development Plan

Urvashi Martin made a presentation regarding the Reiner Neighborhood Development Plan. No action was taken.

PUBLIC HEARINGS

Tax Incremental Financing Districts

3. [72106](#) Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison.
A motion was made by Cantrell, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.
4. [72107](#) Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #50 (State and Lake), City of Madison.
A motion was made by Cantrell, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Conditional Use Requests, Demolition Permits & Related Requests

5. [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 Sheppard, the Plan Commission referred item 5 (ID 71244), item 6 (ID71245), and item 7 (ID71249) to July 25 at the request of the applicant and pending a recommendation from the Urban Design Commission. The 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 7/25/2022. The motion passed by voice vote/other.

6. [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 Sheppard, the Plan Commission referred item 5 (ID 71244), item 6 (ID71245), and item 7 (ID71249) to July 25 at the request of the applicant and pending a recommendation from the Urban Design Commission. The 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 7/25/2022. The motion passed by voice vote/other.

7. [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 Plan Commission referred item 5 (ID 71244), item 6 (ID71245), and item 7 (ID71249) to July 25 at the request of the applicant and pending a recommendation from the Urban Design Commission. The 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 7/25/2022. The motion passed by voice vote/other.

Note: Items 8 and 9 are related and were considered as one public hearing.

8. [71246](#) 2101-2115 East Springs Drive; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a multi-family dwelling with greater than 36 dwelling units; consideration of a conditional use in the CC District for a residential building complex; and consideration of a conditional use in the CC District for outdoor recreation, all to allow construction of approximately 463 apartments in four buildings with outdoor recreation.

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

9. [71665](#) Approving a Certified Survey Map of property owned by Madison East Land, LLC located at 2101-2115 East Springs Drive; 17th Ald. Dist.

On a motion by Cantrell, seconded by Mendez, the Plan Commission found the standards met and forwarded the CSM to the Common Council with a recommendation to adopt 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 Mendez, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

- 10. [71247](#) 4301 East Towne Boulevard; 17th Ald. Dist.: Consideration of an alteration to an approved conditional use in the Commercial Center (CC) District for a restaurant vehicle access sales and service window, and consideration of an alteration to a conditional use planned multi-use site, all to allow the addition of a second service lane.

On a motion by Cantrell, seconded by Sheppard, 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.

- 11. [71634](#) 917 Deming Way; 9th 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 referred item 11 (ID 71634) to a future date at the request of the applicant. The motion passed by voice vote/other.

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

- 12. [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 referred item 12 (ID 71648) to July 11 at the request of the applicant. The 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 7/11/2022. The motion passed by voice vote/other.

- 13. [71633](#) 131 W Wilson Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish a twelve-story commercial/ office building.

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

Subdivision

- 14. [71941](#) Re-approving the revised preliminary plat and final plat of *The American Center Eastpark Fourth Addition* on property addressed as 4846-4902 Eastpark Boulevard; 17th Ald. Dist., and granting a waiver or variance to one or more design requirements in Section 16.23(8) of the Subdivision Regulations, as allowed by Section 16.23(10).

On a motion by Cantrell, seconded by Mendez, the Plan Commission found the standards met and forwarded the revised preliminary and final plats to the Common Council with a recommendation to adopt 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 - REPORT OF OFFICER. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

- Recent Common Council Actions

- 702 Ruskin Street - IL to CC-T - Placed on file without prejudice on June 21, 2022
- Amend Official Map to map reservation for Ruskin Street/Huxley Street and Roth Street to Packers Avenue connections - Adopted subject to Plan Commission recommendation (Substitute - Alternate Street Alignment) on June 21, 2022
- 2007 Roth St., 1810 & 1834 Commercial Ave., et al - IL and IG to CN, RMX and TR-U2 - Adopted subject to Plan Commission recommendation (Second Substitute) on June 21, 2022
- 222-230 Merry Street - TR-U2 to TR-U1 - Placed on file without prejudice subject to Plan Commission recommendation on June 21, 2022
- 222-232 E Olin Avenue - SE to TE and CSM Referral for mixed-use redevelopment - Adopted subject to Plan Commission recommendation on June 21, 2022
- 3900-3920 Monona Drive & 109 Cottage Grove Road - NMX to TSS and CSM Referral for mixed-use redevelopment - Adopted subject to Plan Commission recommendation on June 21, 2022

- Upcoming Matters – July 11, 2022

- 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
- 222 W Gorham Street - Conditional Use - Construct outdoor eating area for a restaurant-nightclub
- 2005 N Sherman Avenue - TR-C4 to NMX to allow a tavern as permitted use
- 3401 E Washington Avenue - IL to CC-T, Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish bakery to construct a two-story building with 12 townhouses, a five-story, mixed-use building with approximately 4,350 sq. ft. 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
- 610 Junction Road - Alteration to PD(SIP) to renovate the second floor of a two-story mixed-use building to create 17 apartments
- 7317 Cottage Grove Road - Demolition Permit - Demolish single-family residence

- 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
- 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 - Allow retail tenant in 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

ANNOUNCEMENTS

There were no announcements

ADJOURNMENT

A motion was made by Cantrell, seconded by Mendez, to Adjourn at 7:30 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