



# 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, May 9, 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:** 5 - Patrick W. Heck; Kathleen L. Spencer; Anthony S. Fernandez; Bradley A. Cantrell and Maurice C. Sheppard

**Excused:** 4 - Lindsay Lemmer; Christian A. Albouras; Ledell Zellers and Nicole A. Solheim

Bradley Cantrell was chair for the meeting.

Staff Present: Heather Stouder and Chris Wells, Planning Division;

Also Present: Ald. Carter, Dist. 14

### PUBLIC COMMENT

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

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by the Commission.

### MINUTES OF THE APRIL 25, 2022 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, May 23 and June 13, 27, 2022

Special Working Session/Meeting:

- Thursday, June 23, 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 Amendment**

2. [70956](#) **SUBSTITUTE** - Creating Section 15.01(629) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" attaching to the 20th Alder District the property located at 3262 High Point Road in the Town of Middleton, amending Section 15.02(448~~140~~) of the Madison General Ordinances to attach the property to Ward 448~~140~~, and assigning a permanent zoning classification of Suburban Residential - Consistent District 1 (SR-C1).
- On a motion by Sheppard, seconded by Fernandez, the Plan Commission recommended approval of the zoning text amendment by voice vote/ other.
- A motion was made by Sheppard, seconded by Fernandez, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

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

Note: Items 3-5 are related and should be referred to May 23, 2022 at the request of the applicant

3. [70539](#) 519-547 W Washington Avenue; 4th Ald. Dist.: Consideration of a demolition permit to allow demolition of nine multi-family residences.
- On a motion by Sheppard, seconded by Fernandez, the Plan Commission voted to refer this item to the May 23, 2022 Plan Commission meeting at the request of the applicant. That motion passed by voice vote / other.
- A motion was made by Sheppard, seconded by Fernandez, to Refer to the PLAN COMMISSION and should be returned by 5/23/2022. The motion passed by voice vote/other.**
4. [70540](#) 519-547 W Washington Avenue; 4th Ald. Dist.: Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight units, and consideration of a conditional use to construct two additional stories in Area C of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), to allow construction of a six-story, 140-unit apartment building.
- On a motion by Sheppard, seconded by Fernandez, the Plan Commission voted to refer this item to the May 23, 2022 Plan Commission meeting at the request of the applicant. That motion passed by voice vote / other.
- A motion was made by Sheppard, seconded by Fernandez, to Refer to the PLAN COMMISSION and should be returned by 5/23/2022. The motion passed**

by voice vote/other.

- 5. [70560](#) Approving a Certified Survey Map of property owned by Virtue, LLC and John and Christine Aufderharr located at 519-547 W Washington Avenue; 4th Ald. Dist.

On a motion by Sheppard, seconded by Fernandez, the Plan Commission voted to refer this item to the May 23, 2022 Plan Commission meeting at the request of the applicant. That motion passed by voice vote / other.

**A motion was made by Sheppard, seconded by Fernandez, to Refer to the PLAN COMMISSION and should be returned by 5/23/2022. The motion passed by voice vote/other.**

- 6. [70541](#) 710 John Nolen Drive; 14th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a restaurant-tavern in Urban Design Dist. 1.

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

- 7. [70727](#) 114 N Blount Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish single-family residence.

On a motion by Sheppard, seconded by Ald. Heck, the Plan Commission voted to recommend this item be placed on file without prejudice. That motion passed by voice vote / other. In the discussion on the motion, the Plan Commission specified that, given the recommendation of the Landmarks Commission regarding the historic value of the subject building, that demolition permit approval standards #4 and #7 were not met.

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

- 8. [70748](#) 1701 Moorland Road; 14th Ald. Dist.: Consideration of a conditional use in IL (Industrial-Limited District) zoning to convert a restaurant-tavern to a restaurant-nightclub.

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

**BUSINESS BY MEMBERS**

There was no Business By Members.

**SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters for the Plan Commission.

**- Upcoming Matters – May 23, 2022**

- Election of Chair and Vice-Chair, and appointments to the Transportation Planning and Policy Board and Joint Campus Area Committee
- Zoning Text Amendment - Amend Table 28C-1 to create a column 'Multi-Family Dwelling (37-60) Units',

- and amend the tables in Section 28.051
- Zoning Text Amendment - Repeal Sec. 28.182(5)(c) regarding protest Petitions and amend Sec. 28.182(5)(b) to require a two-thirds favorable vote by the Common Council to pass zoning map amendments
  - 1802 Pankratz Street - Conditional Use - Expand private school in Urban Design Dist. 4
  - 3706 S Dutch Mill Road - Demolition Permit - Approval of a previously demolished industrial building
  - 616 E Mifflin Street and 609 E Dayton Street - Demolition Permit, Conditional Use, and CSM Referral - Demolish two commercial buildings to construct a three-story 55-room hotel with restaurant-tavern on one lot, with existing two-story residence to remain
  - 2303 W Beltline Highway - Demolition Permit - Demolish auto sales building
  - 2310 Crossroads Drive - Conditional Use for a university tenant in existing commercial building
  - 2425 S Stoughton Road - Conditional Use for an auto repair tenant in existing commercial building
  - 5158 Spring Court - Conditional Use - Construct accessory building on lakefront parcel

### - Upcoming Matters – June 13, 2022

- 222-232 E Olin Avenue - SE to TE, Demolition Permit, and Conditional Use - Demolish restaurant-tavern to construct 12-story mixed-use building with approximately 13,500 sq. ft. of commercial space and 192 apartments, with a two-story restaurant-tavern to remain
- 3900-3920 Monona Drive & 109 Cottage Grove Road - NMX to TSS, Demolition Permit, Conditional Use, and CSM Referral - Demolish four commercial buildings to construct five-story mixed-use building with approximately 6,400 sq. ft. of commercial space, two vehicle access sales and service windows, and 69 apartments on one lot
- 222-230 Merry Street - Rezone parcels from TR-U2 to TR-U1 consistent with Comprehensive Plan land use recommendations
- (Tentative) 2007 Roth St., 1810 & 1834 Commercial Ave., et al - IL and IG to CN, RMX and TR-U2 - Rezone consistent with recommendations in Oscar Mayer Special Area Plan (Revised request)
- (Tentative) Amend Official Map to map reservation for Ruskin Street/Huxley Street and Roth Street to Packers Avenue connections (Revised alignment)
- (Tentative) 702 Ruskin Street - IL to CC-T and CN - Rezone consistent with recommendations in Oscar Mayer Special Area Plan (Revised request)
- 705 Woodward Drive - Conditional Use - Construct accessory building on lakefront parcel
- 6067 Gemini Drive & 5909 Sharpsburg Drive - Alteration to PD(SIP) and Conditional Use - Approve an outdoor eating area for a restaurant-nightclub (coffee shop) in a multi-tenant commercial building

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Sheppard, seconded by Fernandez, to Adjourn at 6:49 pm. 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