



# 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, December 14, 2020

5:30 PM

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

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**Some or all of the members of the body, 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 from the Coronavirus (COVID-19) pandemic.

**\*\*Note\*\* Quorum of the Common Council may be in attendance at this meeting.**

### CALL TO ORDER/ROLL CALL

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

**Present:** 9 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

**Excused:** 1 - Andrew J. Statz

Zellers was chair for the meeting.

Staff present: Heather Stouder, Tim Parks, Chris Wells, Brian Grady, Urvashi Martin, Jeff Greger, Linda Hovarth, Jule Stroik, Planning Division

### PUBLIC COMMENT

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

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

### MINUTES OF THE NOVEMBER 23, 2020 REGULAR MEETING

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

## SCHEDULE OF MEETINGS

Regular Meetings: January 11, 25 and February 8, 22, 2021

Special Working Session: December 16, 2020, 5:00-8:00 p.m. (Virtual Meeting)

## 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 HEARING-5:30 p.m.

### Zoning Map Amendments & Related Requests

- 2. [62642](#)      Creating Section 28.022 -- 00481 of the Madison General Ordinances to change the zoning at properties located at 7050-7104 Watts Road, 1st Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.  
  
On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this item to January 11, 2021, (January 19, 2021, Common Council) at the request of the applicant. The motion passed by voice vote/other.  
  
**A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 1/11/2021. The motion passed by voice vote/other.**
  
- 3. [60914](#)      Creating Section 28.022 - 00454 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022 - 00457 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District  
  
On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this item to January 25, 2021, (February 2, 2021, Common Council) at the request of the applicant. The motion passed by voice vote/other.  
  
**A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO**

**COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 1/25/2021. The motion passed by voice vote/other.**

- 4. [60683](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this item to January 25, 2021, (February 2, 2021, Common Council) at the request of the applicant. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 1/25/2021. The motion passed by voice vote/other.**

- 5. [62638](#) SUBSTITUTE. Creating Section 28.022 - 00478 of the Madison General Ordinances to change the zoning of property located at 6101 Mineral Point Road, 19th Aldermanic District, from MXC (Mixed-Use Center) District to CC-T (Commercial Corridor - Transitional) District.

On a motion by Cantrell, seconded by Solheim, to the Plan Commission recommended to Council to adopt the zoning map amendment (ID 62638). The motion 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.**

- 6. [62314](#) REVISED - 6101 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to allow demolition of an educational facility; and consideration of a conditional use in the [Proposed, Revised] Commercial Corridor- Transitional (CC-T) District for a private parking lot, to allow an off-site parking facility for the University of Wisconsin-Madison following demolition of a former research facility.

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

**Conditional Use Requests & Demolition Permits**

- 7. [62601](#) 675 S Whitney Way; 10th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window to allow construction of a detached grocery pick-up facility for a grocery store.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the conditional use. 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. [62602](#) 3801 E Washington Avenue; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window to allow construction of a detached grocery pick-up facility for a grocery store.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the conditional use. 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.

- 9. [62760](#) 2402-2410 Packers Avenue; 12th Ald. Dist.: Consideration of a demolition permit and consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto body shop to allow demolition of a storage building at 2410 Packers for expanded parking for the existing auto body shop at 2402 Packers.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this item to January 11, 2021 at the request of the applicant. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 1/11/2021. The motion passed by voice vote/other.**

- 10. [62761](#) 4801 Buckeye Road; 15th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence

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

- 11. [62762](#) 9801 Silicon Prairie Parkway; 9th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a personal indoor storage facility.

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

**Land Division**

- 12. [56393](#) 3285 Nelson Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create four residential lots.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the Certified Survey Map standards were not met and placed the request on file without prejudice. The motion passed by voice vote/other

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

**Zoning Text Amendment**

- 13. [62966](#) Creating Section 28.069 to create the Regional Mixed Use (RMX) District and amending portions of Madison General Ordinances 28.021, 28.061, 28.062, 28.141, 28.151, 28.182 to add relevant provisions related to the newly created RMX District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this item to January 11, 2021, (January 19, 2021, Common Council) to allow the item to be renoted. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 1/11/2021. The motion passed by voice vote/other.**

## SPECIAL ITEM OF BUSINESS

14. [63303](#) Planning Division presentation of a potential new framework for land use/ sub-area plans.

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Heather Stouder summarized recent Common Council actions and upcoming Plan Commission matters.

### - Filing of Statement of Interest

\*\* Note: Any member of the Plan Commission who has not filed their annual Statement of Interest form with the City Clerk's Office shall file same by January 5, 2021.

Statements of Interest filings may be submitted electronically at [www.cityofmadison.com/statementofinterests](http://www.cityofmadison.com/statementofinterests).

### - Recent Common Council Actions

- Zoning Text Amendment to create a new use, Electric Vehicle Charging Facility, and to require that certain future parking facilities are constructed to include a specified amount of Electric Vehicle Capable and Electric Vehicle Ready spaces - Referred to January 5, 2021 meeting
- Amend Official Map to map reservations for future streets north of Milwaukee Street consistent with the Milwaukee Street Special Area Plan - Referred to January 5, 2021 meeting
- Rezoning 3614-3700 Milwaukee Street and 102-122 West Corporate Drive consistent with recommendations in the Milwaukee Street Special Area Plan - Referred to January 5, 2021 meeting
- 7601 Mineral Point Road - Amended PD(GDP-SIP) to construct four-story, 61-unit apartment building - Adopted on December 1, 2020 subject to Plan Commission recommendation
- Zoning Text Amendment to amend Section 28.068(3)(a) to allow front yard setbacks for planned multi-use sites in the Commercial Center (CC) District to be measured from interior private access roads - Adopted on December 1, 2020 subject to Plan Commission recommendation

### - Upcoming Matters - January 11, 2021

- Triangle Monona Bay Neighborhood Plan Amendment
- 4205 Portage Road - Temp. A to TR-U2 - Rezone for future multi-family development
- Zoning Text Amendment - Amending Sections 28.061 and 28.082 to allow "Counseling/ Community Services Organization" as a permitted use in the LMC, NMX, TSS, MXC, CC-T, CC, TE, SE, SEC, and EC districts and amending the definition in Section 28.211
- 1402 S Park Street - Conditional Use - Construct six-story mixed-use building with approximately 25,000 square feet of commercial space and 150 apartments
- 675 S Whitney Way - Conditional Use - Construct auto service (vehicle charging) station in grocery store parking lot
- 817-821 Williamson Street - Demolition Permit and Conditional Use - Demolish one-story commercial building to construct a three-story mixed-use building with approx. 775 square feet of commercial space and 19 apartments
- 6624 Seybold Road - Conditional Use - Convert existing building into auto repair station and auto body shop
- 3176 Shady Oak Lane - Extraterritorial Certified Survey Map to create two residential lots in the Town of Verona

### - Upcoming Matters - January 25, 2021

- 5501 Mineral Point Road and 425-441 Charmany Drive - SE to TE and TSS, Preliminary Plat and Final Plat of "Element District," creating six lots for mixed-use and employment development

- 701 Gardener Road - PD(GDP) to Amended PD(GDP-SIP) - Approve amended general development plan and specific implementation plan for Block 2 of Madison Yards at Hill Farms to construct a 56,000 sq. ft. grocery store, 15-story, 275-room apartment building, with shared structured parking and loading
- 100 N Hamilton Street - Demolition Permit and Conditional Use - Partial demolition of museum to create new loading zone and outdoor exhibition space
- 522 S Gammon Road - Conditional Use and CSM Referral - Create two commercial lots and construct restaurant-tavern with vehicle access sales and service window on proposed pad site at West Towne Mall

## ANNOUNCEMENTS

Commissioner Cantrell recognized Ald. Rummel's time and contributions to the Plan Commission and City of Madison, given the fact that she is stepping down as Alder for the 6th Aldermanic District in 2021.

## ADJOURNMENT

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 8:07 p.m..  
The motion passed by voice vote/other.**

## REGISTRATIONS

A final, complete list of persons registered for each item on the agenda will be attached to the below-listed file following adjournment of the meeting. The registrations files will be attached to the minutes of each meeting. The complete list of registrations for a particular meeting will include the meeting date in the file suffix. Registrants will no longer be entered on the minutes after each item.

[63113](#)

Registrants for Plan Commission Meetings