



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, August 23, 2021

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.

CALL TO ORDER/ROLL CALL

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

Present: 8 - Lindsay Lemmer; Patrick W. Heck; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim and Bradley A. Cantrell

Excused: 1 - Christian A. Albouras

Zellers was chair for this meeting.

Staff Present: Heather Stouder, Chris Wells, Urvashi Martin, Ben Zellers, Dan McAuliffe, and Tim Parks, Planning Division; Chris Petykowski, City Engineering Division; Linette Rhodes, Community Development Division; and Mark Winter, Traffic Engineering Division.

Also Present: Ald Figueroa Cole, District 10; Ald. Myadze, District 18; and Ald. Keith Furman, District 19.

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.

MINUTES OF THE AUGUST 9, 2021 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: September 20 and October 4, 18, 2021

Special Meetings:

- Urban Design Commission Virtual Tour: August 25, 2021 at 4:30 p.m.
- Plan Commission Work Session: September 30, 2021 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.

NEW BUSINESS

- 66098** Adopting the Odana Area Plan as a supplement to the Comprehensive Plan and directing staff to implement the recommendations contained in the plan.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission recommended adoption of the Odana Area Plan to the Common Council. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Fernandez, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

PUBLIC HEARINGS

Conditional Use Requests, Demolition Permits, and Related Items

Note: Items 3 and 4 were approved by the Plan Commission at its July 26, 2021 subject to conditions. Following that approval, the applicant determined that they could not meet some of those conditions and requested on July 31, 2021 to re-appear before the Plan Commission to obtain relief from those conditions. In order for this matter to be heard, a new Class 2 notice was published and postcards sent to owners and occupants within 200 feet of the subject site.

- 66983** 1858-1890 E Washington Avenue; Urban Design Dist. 8; Ald. Dist. 12: Consideration of a demolition permit to demolish a multi-tenant commercial building and an auto repair station; consideration of a conditional use to construct a mixed-use building with greater than 60 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet in height; and consideration of a conditional use in the CC-T District for outdoor recreation, for the purposes of reconsidering the conditions of approval for a recently approved six-story mixed-use building with approximately 15,000 square feet of commercial space and 290 apartments.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit and conditional use request (ID 66983) and recommended approval of the one-lot Certified Survey Map (ID 66560) to the Common Council, all subject to the comments and conditions in the August 23, 2021 Plan Commission materials. The motion to approve passed by voice vote/other.

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

4. [66560](#)

Re-approving a Certified Survey Map of property owned by TDW Hartford, LLC located at 1858-1890 E Washington Avenue; 12th Ald. Dist. with revised conditions.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit and conditional use request (ID 66983) and recommended approval of the one-lot Certified Survey Map (ID 66560) to the Common Council, all subject to the comments and conditions in the August 23, 2021 Plan Commission materials. The motion to approve passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

5. [64750](#)

12 N Few Street; 2nd Ald. Dist.; Urban Design Dist. 8: Consideration of a demolition permit to allow a portion of a street-facing facade to be demolished and for a two-story addition containing eight commercial spaces and eight apartments to be constructed.

On a motion by Ald. Heck, seconded by Cantrell, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials - the May 24, 2021 Planning Division Staff Report and the August 23, 2021 Staff Report Addendum. The motion to approve passed by voice vote/other.

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

6. [66549](#)

421 Charmany Drive; 19th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a mixed-use building with greater than 48 dwelling units; consideration of a conditional use in the TSS District for a building exceeding three (3) stories and 40 feet in height; consideration of a conditional use in the TSS District for an outdoor eating area for a food and beverage establishment; consideration of a conditional use in the TSS District for outdoor recreation; consideration of a conditional use in the TSS District for a private parking facility, all to allow construction of a six-story mixed-use building with 179 dwelling units and 4,400 square feet of retail space.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

7. [65849](#)

425 Charmany Drive; 19th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a building exceeding 68 feet in height and consideration of a conditional use in the TE District for general retail and/or food and beverage uses, to allow construction of a five-story laboratory building with a first floor retail/ restaurant tenant space.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

8. [66120](#) 5535 University Avenue; Urban Design Dist. 6; 19th Ald. Dist.: Consideration of a demolition permit to demolish a grocery store; consideration of a conditional use to construct a mixed-use building with over 24 dwelling units in the Neighborhood Mixed-Use (NMX) District; consideration of a conditional use for a building in the NMX District exceeding three stories and 40 feet in height; consideration of a conditional use for a building in the NMX District modifying the allowed rear yard height transition to a residential district; and consideration of a conditional use for a building in the NMX District with non-residential uses occupying less than 50 percent of the ground-floor frontage facing the primary street, including all frontage at a street corner, all to construct a mixed-use building with 2,735 square feet of commercial space and 66 apartments.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit and conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other. (Note: The Plan Commission approved the design of the building with the revised first floor plan, dated August 20, 2021, which included 3,564 sq. ft. of commercial space).

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

9. [66551](#) 515-527 S Gammon Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window for a restaurant tenant in a multi-tenant commercial building.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

10. [66552](#) 521 N Sherman Avenue; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor cooking operation located within 200 feet from the property line of a lot with a residential use; and consideration of a conditional use in the CC-T District for outdoor eating areas for a restaurant-tavern, to allow an existing commercial building to be converted into a restaurant-tavern with an outdoor oven and two outdoor eating areas.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

11. [66553](#) 718 Dearholt Road; 10th Ald. Dist.: Consideration of a demolition permit to demolish single-family residence and construct new single-family residence.

On a motion by Cantrell, seconded by Ald. Lemmer, 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 to approve passed by voice vote/other.

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

12. [66554](#) 910 Pebble Beach Road; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct an accessory building exceeding 1,000 square feet.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.
- A motion was made by Cantrell, seconded by Lemmer, to Approve. The motion passed by voice vote/other.**
13. [66555](#) 1123 Merrill Springs Road; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct an accessory building exceeding 800 square feet.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.
- A motion was made by Cantrell, seconded by Lemmer, to Approve. The motion passed by voice vote/other.**
14. [66556](#) 1915 S Stoughton Road; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a brewery in an existing building.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.
- A motion was made by Cantrell, seconded by Lemmer, to Approve. The motion passed by voice vote/other.**
15. [66558](#) 2737 Myrtle Street; 12th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District to construct an accessory building exceeding 10% of lot area.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.
- A motion was made by Cantrell, seconded by Lemmer, to Approve. The motion passed by voice vote/other.**
16. [66559](#) 5521 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for limited production and processing; consideration of a conditional use in the CC-T District for a wholesale bakery; consideration of a conditional use in the CC-T District for a vehicle access sales and service window; and consideration of a conditional use in the CC-T District for an outdoor eating, to allow a former bank in a multi-tenant commercial center to be converted into a wholesale bakery and coffee shop with drive-thru window and outdoor eating area.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.
- A motion was made by Cantrell, seconded by Lemmer, to Approve. The motion passed by voice vote/other.**

- 17. [66591](#) 1040 Williamson Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District to construct an accessory building with an accessory dwelling unit.
On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

- 18. [66594](#) 1435 Morrison Street; 6th Ald. Dist.: Consideration of a demolition permit and conditional use to demolish an existing two-unit residence and construct a new single-family residence on a lakefront parcel
On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit and conditional use request subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

Land Division

- 19. [66987](#) 5048 Thorson Road, Town of Sun Prairie: Re-approval of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots.
On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and re-approved the Certified Survey Map 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 Lemmer, to Approve. The motion passed by voice vote/other.

Zoning Text Amendments

- 20. [66790](#) Creating Sec. 28.101 Mission Camp (MC) District, amending Sec. 28.211 to define Mission Camp, and amending Sec. 28.151 providing supplemental regulations for Mission Camps.

On a motion by Solheim, seconded by Ald. Heck, the Plan Commission found the standards met and recommended adoption of the zoning text amendment to the Common Council by voice vote/ other.

In recommending approval of the zoning text amendment, members of the Plan Commission expressed support for the sponsoring alders refining the ordinance to incorporate some of the suggestions provided by members of the public.

A motion was made by Solheim, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

- 21. [66791](#) Creating Sec. 28.070, Tiny House Village (THV) District, Amending Sec. 28.061, Table 28D-2, to include the THV District and specific uses within that District, Amending Sec. 28.211, Definitions, to create a definition of Tiny House Village and Tiny House, and Amending Sec. 28.151, Supplemental Regulations, to provide regulations for Tiny House Villages.

On a motion by Solheim, seconded by Ald. Heck, the Plan Commission found the standards met and recommended adoption of the zoning text amendment to the Common Council by voice vote/ other.

In recommending approval of the zoning text amendment, members of the Plan Commission expressed support for the sponsoring alders refining the ordinance to incorporate some of the suggestions provided by members of the public.

A motion was made by Solheim, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

22. [66792](#)

Amending Section 28.151, Supplemental Regulations, Portable Shelter Mission, to allow a governmental entity to establish a portable shelter mission and to update references to the Wisconsin Administrative Code and Amending Chapter 28, Tables 28C-1, 28D-2, 28E-2, 28F-1, and 28G-1 to allow Portable Shelter Mission as a permitted accessory use in all zoning districts.

On a motion by Solheim, seconded by Ald. Heck, the Plan Commission found the standards met and recommended adoption of the zoning text amendment to the Common Council by voice vote/ other.

In recommending approval of the zoning text amendment, members of the Plan Commission expressed support for the sponsoring alders refining the ordinance to incorporate some of the suggestions provided by members of the public.

A motion was made by Solheim, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There were no Business by Members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission and seconded Chair Zellers' invitation for members to attend the UDC Virtual Tour on Wednesday, August 25.

- Upcoming Matters – September 20, 2021

- 201 S Gammon Road - Conditional Use - Renovate and construct additions to Memorial High School
- 2410 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence and accessory building on a lakefront parcel
- 341 State Street, 317-321 W Gorham Street and 322 W Johnson Street - UMX and DC to PD(GDP-SIP), Demolition Permit, and Certified Survey Map Referral - Demolish four commercial buildings to construct a ten-story mixed-use building with 386 dwelling units and 23,229 square feet of retail space; create one lot for mixed-use development
- 501 E Badger Road - Demolition Permit & Conditional Use - Renovate and construct additions to the Southside Elementary School (currently Badger Rock Middle School)

- Upcoming Matters – October 4, 2021

- Staff update on the South Madison Plan and Town of Madison attachment
- 822 Miami Pass - Conditional Use - Construct an accessory building exceeding 1,000 square feet with an accessory dwelling unit
- 2513 Seiferth Road - Conditional Use - Allow restaurant-nightclub in existing building with outdoor eating area
- 3784-3796 Gala Way - Extraterritorial Certified Survey Map to re-divide three single-family lots in Town of Cottage Grove
- 3802-3820 Gala Way - Extraterritorial Certified Survey Map to re-divide four single-family lots in Town of Cottage Grove to add additional lot depth from adjacent agricultural parcel

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 7:45 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.

[63113](#)

Registrants for Plan Commission Meetings