



# 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 13, 2021

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

**Excused:** 1 - Christian A. Albouras

Zellers was chair for this meeting.

Hagenow arrived at 5:35 p.m. following approval of the November 22, 2021 meeting minutes.

Staff Present: Heather Stouder, Tim Parks, Jeff Greger, Angela Puerta, Kirstie Laatsch, Breanna Collins, Urvashi Martin, and Pat Empey; Planning Division; Matt Tucker, Building Inspection Division

Also Present: Ald. Tag Evers, District 13; Ald. Sheri Carter, District 14, and; Ald. Grant Foster, District 15.

### PUBLIC COMMENT

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

Tommy Hanna and Simon Hanna were registered for Public Comment. However, both were present to speak on Item 3, and at the chair's request, both agreed to speak on Item 3 rather than under Public Comment (Item 1).

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Brad Cantrell indicated that he was auditing a course at Edgewood College, but that he did not believe that would affect his ability to consider Item 18.

### MINUTES OF THE NOVEMBER 22, 2021 REGULAR MEETING

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

## SCHEDULE OF MEETINGS

Regular Meetings:  
- Mondays, January 10, 24, and February 7, 21, 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.

## ROUTINE BUSINESS

- 2. [68659](#) Authorizing an Agreement with Dane County, along with the land purchase, land division and annexation of approximately 8 acres of land located in the Town of Verona to extend the Ice Age National Scenic Trail and Amending the Parks Division Capital Budget to include funding for the acquisition.

**A motion was made by Cantrell, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**

## NEW BUSINESS

- 3. [68084](#) Adopting the South Madison 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 Ald. Lemmer, the Plan Commission recommended approval of the South Madison Plan to the Common Council as outlined in the Planning Division memo dated December 13, 2021 and subject to the following amendment:

- On a motion by Cantrell, seconded by Hagenow, the plan was amended to include the "Heck Amendment" dated December 13, 2021:  
 [Page 43 of the Plan, leftmost column] "This concept proposes the creation of a new neighborhood with a mix of housing types (owner-occupied single-family detached, owner-occupied single-family attached, and multifamily rental) within walking distance of Wright Middle School, Bowman Field, the post office, and a grocery store planned north of Wingra Creek. A portion of the multifamily residential is located in mixed-use buildings with neighborhood-serving retail on the first floor. This focus area was identified as the best potential location to incorporate ~~a large number of~~ single-family detached residences, which the community identified as a critical need during the planning process as a means of better balancing the ratio of multifamily residences and single-family residences in South Madison and to create more opportunities for home ownership. While some single-family detached residences are desirable, the proximity of the expected North-South BRT line on South Park Street, combined with the emerging recognition that single-family detached residences are responsible for excess carbon emissions, often do not provide sufficient density to support public transit, and could require substantial public financial resources for successful ownership models, should allow for considerable flexibility in the Thorstad Focus Area's planned housing types and densities, particularly in those areas slated for single-family detached residences in Area c in Figure 4.

The amendment to revise the text as outlined above passed by voice vote/ other, with Ald. Lemmer voting NAY.

The main motion to recommend approval of the South Madison Plan as amended passed by voice vote/

other.

A motion by Cantrell, seconded by Hagenow to amend the South Madison Plan to include the alternative concept plan for the "Thorstad" focus area failed on the following 2-6 vote: AYE: Cantrell, Hagenow; NAY: Ald. Heck, Ald. Lemmer, Fernandez, Sheppard, Solheim, Spencer; NON-VOTING: Zellers; EXCUSED: Ald. Albouras.

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

- 4. [68628](#) Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area Boundary to include lands in the Yahara Hills Neighborhood Development Plan area.

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

- 5. [68629](#) Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area Boundary to include lands with the Northeast Neighborhoods Development Plan area.

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

## PUBLIC HEARINGS

### Zoning Text Amendments

- 6. [68213](#) Amending Table 28H-1 to correct an inconsistency between the Table and Section 28.151 of the Madison General Ordinances.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the zoning text amendment to the Common Council 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.**

### Zoning Map Amendments

- 7. [68639](#) Creating Section 28.022-00524 of the Madison General Ordinances to change the zoning of property located at 1017 N. Sherman Avenue, 12th Aldermanic District, from IG (Industrial - General) District to CC-T (Commercial Corridor - Transitional) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended that the zoning map amendment be re-referred to the January 24, 2022 Plan Commission meeting (February 1, 2022 Common Council) at the request of the applicant and alder. The motion to recommend re-referral 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 1/24/2022. The motion passed by voice vote/other.**

- 8. [68642](#) Creating Section 28.022 - 00525 of the Madison General Ordinances to amend a Planned Development (PD) District for property located at 5818 Gemini Drive, 3rd Aldermanic District, amending the PD(GDP) Planned Development (General Development Plan), and creating Section 28.022 - 00526 to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the amended planned development 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 Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

- 9. [68644](#) Creating Section 28.022 - 00527 of the Madison General Ordinances to amend a Planned Development (PD) District at property located at 5817 Halley Way, 3rd Aldermanic District, amending the PD(GDP) Planned Development (General Development Plan), and creating Section 28.022 - 00528 to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the amended planned development 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 Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

**Conditional Use Requests & Demolition Permits**

- 10. [67803](#) 1824 S Park Street; Urban Design Dist. 7; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor eating area for a restaurant-tavern and grocery store.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this request to January 10, 2022 pending a recommendation by the Urban Design Commission. The motion to refer 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 1/10/2022. The motion passed by voice vote/other.**

- 11. [66117](#) 3340 Gregory Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this request to January 10, 2022 pending a recommendation by the Landmarks Commission on Item 11. The motion to refer 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 1/10/2022. The motion passed by voice vote/other.**

12. [68693](#) 3340 Gregory Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for an accessory building exceeding ten percent (10%) of lot area to allow construction of a detached building accessory to a single-family residence.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this request to January 10, 2022 pending a recommendation by the Landmarks Commission on Item 11. The motion to refer 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 1/10/2022. The motion passed by voice vote/other.**
13. [68189](#) 425 Woodward Drive; 18th Ald. Dist.: Consideration of major alterations to approved conditional uses for lakefront development and for accessory buildings in the Suburban Residential-Consistent 1 (SR-C1) District exceeding 1,000 square feet of total area to allow construction of two additional accessory buildings on a lakefront parcel.
- On a motion by Cantrell, seconded by Solheim, 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 passed by voice vote/other.
- A motion was made by Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
14. [68190](#) 1401 Beld Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission placed Item 14 on file without prejudice. The demolition no longer requires Plan Commission review because the property is in public right of way. The motion to place on file without prejudice passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Solheim, to Place On File Without Prejudice. The motion passed by voice vote/other.**
15. [68191](#) 825 W Badger Road; 14th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing wall of Fire Station 6 to construct an addition.
- On a motion by Cantrell, seconded by Solheim, 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 Solheim, to Approve. The motion passed by voice vote/other.**
16. [68192](#) 1529 Gilson Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for general retail (bicycle sales and service); consideration of a conditional use in the TE District for outdoor display; and consideration of a conditional use in the TE District for free-standing vending.
- On a motion by Cantrell, seconded by Solheim, 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 passed by voice vote/other.
- A motion was made by Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**

- 17. [68193](#) 1422 MacArthur Road; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an animal daycare facility in an existing building; and consideration of a conditional use in the CC-T District for an animal boarding facility.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this request to January 10, 2022 to allow the request to be re-noticed. The motion to refer 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 1/10/2022. The motion passed by voice vote/other.**

- 18. [68194](#) 2219 Monroe Street, 13th Ald. Dist.: Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for an addition to an existing building that exceeds 4,000 square feet in floor area to allow construction of an addition to Edgewood High School

On a motion by Cantrell, seconded by Spencer, 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 passed by voice vote/other.

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

- 19. [68195](#) 2402 Darwin Road; 12th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

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

**SPECIAL ITEM OF BUSINESS**

- 20. [68716](#) Confirming the format of Plan Commission meetings from January through May of 2022

**A motion was made by Hagenow, seconded by Fernandez, to Approve meeting virtually through May 2022. The motion passed by voice vote/other.**

**BUSINESS BY MEMBERS**

Ledell Zellers commented on the degree of difference between the recommended densities in the Sprecher Neighborhood Development Plan and the proposed density of the Halley Way agenda item and expressed her desire for the plan to be amended to better reflect contemporary densities. Heather Stouder has indicated that Planning Division staff will discuss the request and report back to the Plan Commission.

**SECRETARY'S REPORT**

Heather Stouder summarized recent Common Council actions and upcoming agenda items for the Plan Commission. It was also noted that staff is working with the chair to schedule special meetings/ working sessions for the Plan Commission for 2022.

**- Filing of Statement of Interest**

\*\* Note: The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms are due on January 4, 2022. Statements of Interest filings may be submitted electronically at [www.cityofmadison.com/statementofinterests](http://www.cityofmadison.com/statementofinterests).

**- Recent Common Council Actions**

- 341 State Street, et al - Rezoning from UMX and DC to PD(GDP-SIP) and CSM for mixed-use development - Adopted on December 7, 2021 subject to the Plan Commission recommendations
- 3402 Monroe Street - Amended PD(GDP-SIP) to allow the existing bed & breakfast campus to be used as a community living arrangement, adult family home, and adult daycare - Adopted on December 7, 2021 subject to the Plan Commission recommendations
- 216-222 N Midvale Blvd. - SE to TR-U2 and CSM for apartment redevelopment - Adopted on December 7, 2021 subject to the Plan Commission recommendations
- 3953-4051 Kipp Street- Rezoning from A, CN & IL to IL & CN and Preliminary Plat and Final Plat of Replat of Tradesmen Commerce Park - Adopted on December 7, 2021 subject to the Plan Commission recommendations
- Zoning Text Amendment - Amend Table 28I-1 of Section 28.132 to add bicycle parking as allowed in front, side and rear yard setbacks - Adopted on December 7, 2021 subject to the Plan Commission recommendations
- Zoning Text Amendment related to Accessory Dwelling Units - Adopted on December 7, 2021 subject to the Plan Commission recommendations.

**- Upcoming Matters – January 10, 2022**

- 511 S Ingersoll Street - TR-C4 to PD(GDP-SIP) and Certified Survey Map Referral - Approve General Development Plan, Specific Implementation Plan and CSM to create two residential lots and one institutional lot in Third Lake Ridge Hist. Dist.
- 702 N Midvale Boulevard and 401 N Segoe Road - SE and PD to Amended PD(GDP) and Demolition Permit - Approve an amended and expanded General Development Plan for Hilldale Shopping Center to include additional commercial, hotel, and residential uses following demolition of bank/office building
- 6831 Odana Road - Conditional Use - Construct restaurant with vehicle access sales and service window in a planned multi-use site
- 504-524 W Johnson Street, 308-312 N Bassett Street, 505-527 Conklin Place - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish eight residential buildings to construct 12-story, 144-unit apartment building on one lot
- 602-1202 Boyer Street, 601-1103 Boyer Street, 8825 Nelson Crossing - Preliminary Plat of University Research Park-Pioneer 1st Addition Replat, replatting Boyer Street and 14 lots for future employment into 9 lots for future employment and, creating 3 outlots for private open space and 2 outlots for stormwater management
- 9304-9332 Tawny Acorn Dr., 560-580 Redan Dr., et al - TR-C3 to TR-P, TR-P Amendment, Preliminary Plat, and Final Plat of Acacia Ridge Replat No. 2, replatting 100 single-family lots into 104 single-family lots and replatting two outlots for public alleys
- 1713 Monroe Street - Demolition Permit - Demolish a three-family dwelling
- 1128 E Washington Avenue - Demolition Permit - Demolish a restaurant-tavern
- 1124-1134 Regent Street - Demolition Permit and Conditional Use - Construct outdoor eating area and walk-up service window for restaurant-tavern tenant in existing commercial building
- 3475 North Star Road and 3440 CTH N - Extraterritorial Certified Survey Map to reconfigure three parcels into two lots in the Town of Cottage Grove

**- Upcoming Matters – January 24, 2022**

- 1325 Greenway Cross - Conditional Use to convert tenant space in commercial building into restaurant-nightclub

## ANNOUNCEMENTS

Brad Cantrell announced that he would not be present for the January 10 and 24, 2022 meetings.

On the occasion of the last Plan Commission meeting of the year, both Heather Stouder and Ledell Zellers expressed their gratitude to Plan Commission members for their hard work and dedication in 2021.

## ADJOURNMENT

**A motion was made by Solheim, seconded by Cantrell, to Adjourn at 8:50 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 (November 9, 2020--December 13, 2021)