



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 7, 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.

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

Present: 7 - Lindsay Lemmer; Patrick W. Heck; Christian A. Albouras; Ledell Zellers; Jason S. Hagenow; Nicole A. Solheim and Bradley A. Cantrell

Excused: 2 - Kathleen L. Spencer and Eric W. Sundquist

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

Ledell Zellers was chair for the meeting.

Staff Present: Heather Stouder, Chris Wells, Urvashi Martin, Ben Zellers, Dan McAuliffe, Rebecca Cnare, Planning Division.

Also: Ald. Furman, Ald. Verveer, and Ald. Conklin.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

PUBLIC COMMENT

There were no registrants for public comment.

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

MINUTES OF THE MAY 13, 2021 SPECIAL MEETING

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

MINUTES OF THE MAY 24, 2021 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: June 21 and July 12, 26, 2021

Special Meeting: July 8, 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.

ROUTINE BUSINESS

- [65659](#) Authorizing the City's acceptance of ownership from the Nakoma League of the existing Nakoma neighborhood sign and decorative landscape garden located within Nakoma Park near the Nakoma Road and Cherokee Drive intersection. (10th AD)

A motion was made by Cantrell, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

NEW BUSINESS

- [65385](#) Amending the 2021 adopted operating budget for the Planning division (\$110,000), Economic Development Division (\$100,000), and Department of Transportation (\$80,000), authorizing the Transit General Manager to file an application for a Section 20005(b) Pilot Program for Transit-Oriented Development Planning Discretionary Grant with U.S. Department of Transportation, and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the 13 (c) agreement with Teamsters Local No. 695.

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

SPECIAL ITEM OF BUSINESS

- [64442](#) Planning Division update on the Odana Special Area Plan

Planning staff provided an update on the progress of the Odana Area Plan.

This Discussion Item was Discuss and continue

PUBLIC HEARINGS

Zoning Map Amendments & Related Requests

5. [65511](#) Creating Section 28.022-00499 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan on property located at 6321 Town Center Drive, 3rd Aldermanic District, and creating Section 28.022-00500 of the Madison General Ordinances to approve a Specific Implementation Plan.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 65511) subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

Note: Items 6 and 7 are related and were considered together

6. [65512](#) Creating Section 28.022 - 00501 of the Madison General Ordinances to change the zoning of property located at 621 Pioneer Road, 9th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission found that the standards for approval were met and recommended approval of this Zoning Map Amendment (ID 65512) and preliminary and final plats (ID 64918) subject to comments and conditions contained in the Plan Commission materials. This 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.**
7. [64918](#) Approving the preliminary plat and final plat of *Fox Knoll* on land addressed as 621 Pioneer Road; 9th Ald. Dist.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission found that the standards for approval were met and recommended approval of this Zoning Map Amendment (ID 65512) and preliminary and final plats (ID 64918) subject to comments and conditions contained in the Plan Commission materials. This motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Solheim, 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.**

Note: Items 8 and 9 are related and were considered together

8. [65514](#) Creating Section 28.022 - 00502 of the Madison General Ordinances to amend a Planned Development District at properties located at 3 Point Place and 581 D'Onofrio Drive, 9th Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00503 to approve a Specific Implementation Plan.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission found that the standards for approval were met and recommended approval of this Zoning Map Amendment subject to comments and conditions contained in the Plan Commission materials. This 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. [65142](#) 3 Point Place and 581 D'Onofrio Drive; 19th Ald. Dist.: Consideration of a [proposed] conditional use in Planned Development (PD) zoning for a school in an existing office building.
- On a motion by Cantrell, seconded by Solheim, 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 Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**

Conditional Use Requests & Demolition Permits

10. [64805](#) 216 S Hamilton Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a building with four (4) live/work units.
- On a motion by Cantrell, seconded by Solheim, 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 Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
11. [65137](#) 1344 E Washington Avenue; 2nd Ald. Dist.; Urban Design Dist. 8: Consideration of a conditional use in the Traditional Employment (TE) District for food and related good sales in an existing restaurant-tavern.
- On a motion by Cantrell, seconded by Solheim, 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 Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
12. [65138](#) 2621 Moland Street; 12th 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 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 Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
13. [65139](#) 4145 Country Club Road; 10th Ald. Dist.: Consideration of a demolition permit to demolish an existing poolhouse; consideration of a conditional use in the Parks and Recreation (PR) zoning district for outdoor recreation; and consideration of a conditional use in the PR zoning district for a private club to allow demolition of an existing pool and poolhouse and construction of a new pool and poolhouse for Nakoma Golf Club.
- On a motion by Cantrell, seconded by Solheim, 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 Cantrell, seconded by Solheim, to Approve. The motion**

passed by voice vote/other.

14. [65140](#)

4706 Cottage Grove Road; 3rd Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window and consideration of a major alteration to a conditional use-planned multi-use site to allow construction of a drive-thru automated teller machine at Rolling Meadows Shopping Center.

On a motion by Cantrell, seconded by Solheim, 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 Cantrell, seconded by Solheim, 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.

- Recent Common Council Actions

- Amending various sections of Subchapters 28C and 28D of the Zoning Code to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts - Adopted substitute ordinance at June 1, 2021 meeting
- 9301 Crosswinds Lane - Amended PD(GDP-SIP) to construct 32 multi-family units in two buildings - Adopted on June 1, 2021 subject to Plan Commission recommendation.

- Upcoming Matters – June 21, 2021

- Amendment to the Hanson Road Neighborhood Development Plan
- 4205 Portage Road - Temp. A to TR-U1 - Rezone for future multi-family development
- 6201 Mineral Point Road - Amended PD(GDP-SIP) and Demolition Permit - Demolish skilled nursing facility and construct new skilled nursing facility at Oakwood Village University Woods campus
- 204 N Few Street - Conditional Use - Convert accessory building into accessory dwelling unit
- 403 S Ingersoll Street - Conditional Use - Convert commercial building into mixed-use building with 1,130 sq. ft. of commercial space (coffeehouse) and one apartment
- 809 Williamson Street - Conditional Use - Create outdoor eating area for restaurant-tavern
- 640 W Washington Avenue - Conditional Use - Create outdoor eating area for restaurant-tavern
- 824-826 E Johnson Street - Demolition Permit and Conditional Use - Partial demolition of residence to expand and convert existing commercial and residential buildings into restaurant-tavern
- 2302 Packers Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 5404 Woodley Lane - Demolition Permit - Demolish single-family residence and construct new single-family residence
- Resolution regarding temporary permissible encampments (TPEs) in public parks

- Upcoming Matters – July 12, 2021

- 114 W Wilson Street/ 115 W Doty Street/ 215 S Hamilton Street - Amended PD(GDP-SIP) - Renovation of Dane County Public Safety Building and construction of a seven-story, 280,000 sq. ft. jail addition along W Wilson Street
- 575 Zor Shrine Place - SE to TR-U2, Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish fraternal lodge to construct 479 apartments in two five-story buildings, and create two residential lots, one commercial lot, and one outlot by CSM
- 702 Pflaum Road - Conditional Use - Renovate and construct additions to LaFollette High School
- 849 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Partial demolition of commercial building to construct a 14-story mixed-use building with 10,000 sq. ft. of commercial space and 226 apartments on one lot

- 3802 Regent Street - Conditional Use - Renovate and construct addition to Hoyt School adjacent to Hoyt Park
- 828 E Main Street - Conditional Use for a nightclub
- 6717 Odana Road - Conditional Use for wholesale beauty supply sales
- (Tentative) 1220-1228 Williamson Street - Certified Survey Map to create four commercial lots in Third Lake Ridge Historic District

ANNOUNCEMENTS

Commissioners Cantrell and Heck requested that Staff give an update regarding the status of the various hotel developments around the city (such as the hotels at 112-118 State St and 211 N. Carroll St. etc) at a future Plan Commission meeting.

ADJOURNMENT

**A motion was made by Cantrell, seconded by Heck, to Adjourn at 7:53 p.m..
The motion passed by voice vote/other.**

REGISTRATIONS

[63113](#)

Registrants for Plan Commission Meetings