



# 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 23, 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:** 8 - Patrick W. Heck; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Arnold (Gabe) Mendez

Zellers was chair for the meeting

Alders Present: Lemmer (Dist. 3), Verveer (Dist. 4), Bennett (Dist. 8), Figueroa-Cole (Dist. 10), Foster (Dist. 15)

Staff Present: Heather Stouder, Colin Punt, Planning Division; Mike Cechvala, Department of Transportation; Kate Smith, City Attorney's Office; Christie Baumel, Deputy Mayor

### PUBLIC COMMENT

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

There was one item of public comment regarding the order in which demolition permits are considered

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Chair Zellers welcomed new Plan Commission member Gabe Mendez.

### MINUTES OF THE MAY 9, 2022 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:  
- Monday, June 13, 27 and July 11, 25, 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.

**SPECIAL ITEMS OF BUSINESS**

**- Election of Plan Commission Chair and Vice-Chair**

On a motion by Cantrell, seconded by Solheim, Zellers was nominated for Plan Commission Chair. The motion passed by voice vote/other.

On a motion by Solheim, seconded by Fernandez, Cantrell was nominated for Plan Commission Vice Chair. The motion passed by voice vote/other.

**- Plan Commission Appointments to the Transportation Policy and Planning Board and Joint Campus Area Committee**

On a motion by Cantrell, seconded by Alder Lemmer, Alder Heck was nominated to serve as liaison to Joint Campus Area Committee. The motion passed by voice vote/other.

No vote was take for a Plan Commission liaison to Transportation Policy and Planning Board

**ROUTINE BUSINESS**

- 2. [71224](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Numbers 12777-1 - 4.01 through 12777-1 - 4.11, and also Numbers 12777-2 - 4.01 through 12777-2 - 4.15, for the required acquisitions per the Plats of Land Interests for the East-West Bus Rapid Transit project. Located in the City of Madison, and also within part of the Village of Shorewood. (1st, 3rd, 5th, 6th, 8th, 11th, 12th, 15th and 17th AD's)  
  
**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.**
  
- 3. [71235](#) Authorizing the City's execution of a lease with Curtis J. Martin, allowing for the use of a portion of the City-owned transportation corridor parcel located at 251 Jackson Street. (15th AD)  
  
**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.**

**PUBLIC HEARINGS**

**Urban Design District Amendment**

- 4. [70648](#) Amending MGO 33.24(15)(c) Map of Urban Design District 8.  
  
**A motion was made by Cantrell, seconded by Solheim, to Return to Lead with**

the Recommendation for Approval to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

**Zoning Text Amendments**

- 5. [70805](#) Amending Table 28C-1 to Create a Column Multi-Family Dwelling (37-60) Units, and amending tables in 28.051.

**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. [71082](#) Repealing MGO Sec. 28.182(5)(c) (“Protest Petition”) and amending MGO Sec. 28.182(5)(b) to include a two-thirds (2/3) favorable vote by Common Council to pass zoning map amendments.

A motion was made by Cantrell, seconded by Lemmer, to recommend to Council to adopt the ALTERNATE ORDINANCE (Legislative ID 71082 Version 2). 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.**

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

Note: Items 7-9 are related and were considered together

- 7. [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 Cantrell, seconded by Mendez, the Commission found the standards met and approved the conditional uses (70539), demolition permits (70540), and forwarded the CSM (70560) to Council with a recommendation to approve, subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- That the loading area along the east side of the building be enlarged to accommodate two vehicles.
- That all leases for dwelling units in the proposed building specifically prohibit vehicle parking on the street terrace between the curb and the sidewalk as well as the front yard.
- That the applicant shall make substantive effort to engage with both non-profit and for-profit organizations interested in salvaging items from the existing structures which the applicant is not intending to salvage for their own use.
- That during the period between the land use approval and the start of construction, the applicant shall consistently maintain all properties in accordance with the City of Madison property maintenance standards.
- That information regarding trees to be removed or to remain, both on public and private property, shall be clearly presented on the approved drawings. This shall include the City requirements for tree protection.

The motion passed by voice vote/other.

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

- 8. [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 Cantrell, seconded by Mendez, the Commission found the standards met and approved the conditional uses (70539), demolition permits (70540), and forwarded the CSM (70560) to Council with a recommendation to approve, subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- That the loading area along the east side of the building be enlarged to accommodate two vehicles.
- That all leases for dwelling units in the proposed building specifically prohibit vehicle parking on the street terrace between the curb and the sidewalk as well as the front yard.
- That the applicant shall make substantive effort to engage with both non-profit and for-profit organizations interested in salvaging items from the existing structures which the applicant is not intending to salvage for their own use.
- That during the period between the land use approval and the start of construction, the applicant shall consistently maintain all properties in accordance with the City of Madison property maintenance standards.
- That information regarding trees to be removed or to remain, both on public and private property, shall be clearly presented on the approved drawings. This shall include the City requirements for tree protection.

The motion passed by voice vote/other.

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

9. [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 Cantrell, seconded by Mendez, the Commission found the standards met and approved the conditional uses (70539), demolition permits (70540), and forwarded the CSM (70560) to Council with a recommendation to approve, with the following additional conditions:

- That the loading area along the east side of the building be enlarged to accommodate two vehicles.
- That all leases for dwelling units in the proposed building specifically prohibit vehicle parking on the street terrace between the curb and the sidewalk as well as the front yard.
- That the applicant shall make substantive effort to engage with both non-profit and for-profit organizations interested in salvaging items from the existing structures which the applicant is not intending to salvage for their own use.
- That during the period between the land use approval and the start of construction, the applicant shall consistently maintain all properties in accordance with the City of Madison property maintenance standards.
- That information regarding trees to be removed or to remain, both on public and private property, shall be clearly presented on the approved drawings. This shall include the City requirements for tree protection.

The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Mendez, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

10. [70551](#)

1802 Pankratz Street; 12th Ald. Dist.; Urban Design Dist. 4: Consideration of a major alteration to an approved conditional use in the Suburban Employment (SE) District for a school, public or private; and consideration of a conditional use pursuant to Section 28.141(6) of the Zoning Code to allow automobile parking exceeding the maximum allowed for the proposed use, all to allow construction of an addition to a charter school.

On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and approved the request 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 Solheim, to Approve. The motion**

passed by voice vote/other.

11. [70749](#) 3706 S Dutch Mill Road; 16th Ald. Dist.: Consideration of a demolition permit for a previously demolished industrial building.

On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and approved the request 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 Solheim, to Approve. The motion passed by voice vote/other.**

Note: Items 12-14 are related and were considered together

12. [70922](#) 609 E Dayton Street and 616 E Mifflin Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish two commercial buildings.

On a motion by Cantrell, seconded by Lemmer, the Commission found that demolition permit standards of approval 4 and 7 were not met because the Landmarks Commission has found the building proposed for demolition does have historic value based on architectural significance, its high degree of integrity, and its relation to the history of a local company that is still in operation (4); and that the proposed demolition is inconsistent with the statement of purpose of the demolition permits section, specifically regarding the preservation of historic buildings (7). The standards found to not be met, the motion was to place Legislative ID 70922 and 70923 on file without prejudice and to recommend to Common Council to place Legislative ID 70958 on file without prejudice. The item passed by voice vote/other.

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

13. [70923](#) 609 E Dayton Street and 616 E Mifflin Street: Consideration of a conditional use in the Traditional Employment (TE) District for a hotel; and consideration of a conditional use for a restaurant-tavern, to allow construction of a three-story, 55-room hotel with 1,450 square-foot cafe.

On a motion by Cantrell, seconded by Lemmer, the Commission found that demolition permit standards of approval 4 and 7 were not met because the Landmarks Commission has found the building proposed for demolition does have historic value based on architectural significance, its high degree of integrity, and its relation to the history of a local company that is still in operation (4); and that the proposed demolition is inconsistent with the statement of purpose of the demolition permits section, specifically regarding the preservation of historic buildings (7). The standards found to not be met, the motion was to place Legislative ID 70922 and 70923 on file without prejudice and to recommend to Common Council to place Legislative ID 70958 on file without prejudice. The item passed by voice vote/other.

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

14. [70958](#) Approving a Certified Survey Map of property owned by Mifflin Dayton, LLC/ McGrath Property Group, LLC located at 609 E Dayton Street and 616 E Mifflin Street; 6th Ald. Dist.

On a motion by Cantrell, seconded by Lemmer, the Commission found that demolition permit standards of approval 4 and 7 were not met because the Landmarks Commission has found the building proposed for demolition does have historic value based on architectural significance, its high degree of integrity, and its relation to the history of a local company that is still in operation (4); and that the proposed demolition is inconsistent with the statement of purpose of the demolition permits section, specifically regarding the preservation of historic buildings (7). The standards found to not be met, the motion was to place Legislative ID 70922 and 70923 on file without prejudice and to recommend to Common Council to place Legislative ID 70958 on file without prejudice. The item passed by voice vote/other.

**A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.**

15. [70924](#) 2303 W Beltline Highway; 10th Ald. Dist.: Consideration of a demolition permit to allow demolition of an auto sales building.
- On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and approved the request 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 Solheim, to Approve. The motion passed by voice vote/other.**
16. [70925](#) 2310 Crossroads Drive; 17th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a university.
- On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and approved the request 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 Solheim, to Approve. The motion passed by voice vote/other.**
17. [70926](#) 2425 S Stoughton Road; 16th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for an auto repair business.
- On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and approved the request 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 Solheim, to Approve. The motion passed by voice vote/other.**
18. [70928](#) 5158 Spring Court; 19th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel
- On a motion by Cantrell, seconded by Solheim, the Commission referred the item to the Plan Commission meeting of June 27, 2022 pending consideration of a variance by the Zoning Board of Appeals. 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 6/27/2022. The motion passed by voice vote/other.**

## BUSINESS BY MEMBERS

Chair Zellers announced that it was Alder Lemmer's final Plan Commission meeting and thanked her for her service.

## SECRETARY'S REPORT

Heather Stouder provided an overview of recent Common Council Actions and upcoming Plan Commission matters.

### - Recent Common Council Actions

- 2165 Linden Avenue - Rezoning to PD(GDP-SIP) and CSM Referral to construct, three-story, 32-unit apartment building on one lot - Adopted on May 10, 2022 subject to Plan Commission recommendation
- Amend Section 28.022(3)(c) to Update City Floodplain Maps - Adopted on May 10, 2022 subject to Plan Commission recommendation
- Amend Sec. 28.151 Supplemental Regulations for "Nightclub," "Restaurant-Nightclub" and "Restaurant-Tavern", etc. - Adopted on May 10, 2022 subject to Plan Commission recommendation
- 119 E Olin Avenue - Rezoning to PR for Water Utility offices - Adopted on May 10, 2022 subject to Plan Commission recommendation
- 3262 High Point Road - Attachment from Town of Middleton and Rezoning to SR-C1 - Adopted on May

10, 2022 subject to Plan Commission recommendation  
- 3734 Speedway Road - Upheld Plan Commission's March 21, 2022 conditional use approval for mixed-use building on May 10, 2022

### - Upcoming Matters – June 13, 2022

- Incorporating Health & Safety Goals, Strategies, and Actions into the City's Performance Excellence Framework
- 2007 Roth St., 1810 & 1834 Commercial Ave., et al - IL and IG to CN, RMX and TR-U2 consistent with recommendations in Oscar Mayer Special Area Plan (Alternate and Substitute versions to be considered)
- Amend Official Map to map reservation for Ruskin Street/Huxley Street and Roth Street to Packers Avenue connections (Revised/ alternate alignment to be considered)
- 222-230 Merry Street - TR-U2 to TR-U1 to rezone parcels consistent with Comprehensive Plan land use recommendations
- 222-232 E Olin Avenue - SE to TE, Demolition Permit, Conditional Use, and CSM Referral - 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; with CSM to create two lots for project
- 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
- Zoning Text Amendment to repeal MGO Section 28.105, Neighborhood Conservation Overlay Districts
- 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
- 3010 Gregory Street - Demolition Permit - Demolish single-family residence

### - Upcoming Matters – June 27, 2022

- Authorizing the Planning Division's shift to a Planning Framework with 13 higher level Area Plans
- 802-826 Regent Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two commercial buildings, one church, and two residences to construct ten-story mixed-use building with approximately 3,000 sq. ft. of commercial space and 178 apartments on one lot
- 2101-2115 East Springs Drive - Conditional Use and Certified Survey Map Referral - Construct residential building complex with 463 apartments in four buildings
- 4301 East Towne Boulevard - Conditional Use Alteration - Construct second lane for restaurant vehicle access sales and service window
- 131 W Wilson Street - Demolition Permit - Demolish X-story commercial building
- 917 Deming Way - Demolition Permit - Demolish street-facing wall of office building to allow addition
- 222 W Gorham Street - Conditional Use - Construct outdoor eating area for a restaurant-nightclub

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Cantrell, seconded by Sheppard, to Adjourn at 9:19 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.

[69103](#)

Registrants for 2022 Plan Commission Meetings