



# 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, November 8, 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:** 10 - Lindsay Lemmer; Patrick W. Heck; Christian A. Albouras; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Maurice C. Sheppard

Zellers was chair for this meeting.

Staff Present: Heather Stouder and Tim Parks, Planning Division; and Matt Tucker, Building Inspection Division.

Also Present: Ald. Regina Vidaver, District 5; Ald. Tag Evers, District 13; and Ald. Grant Foster, District 15.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

### PUBLIC COMMENT

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

There were no registrants for public comment.

### MINUTES OF THE OCTOBER 18, 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:

- Mondays, November 22, and December 13, 2021

Special Meeting:

- Thursday, December 9, 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.

**SPECIAL ITEM OF BUSINESS**

Item 2 has been placed on this agenda for the purposes of presenting the proposed ordinance changes and allowing members to ask questions of staff.

The item is scheduled for public hearing at the November 22, 2021 Plan Commission meeting, at which time the Plan Commission may take public comment on the ordinance and make its recommendation to the Common Council.

- 2. [68079](#) Amending Tables 28C-1, 28D-2 and 28E-2 to change Accessory Dwelling Units (“ADU”) from a conditional use to a permitted use on all districts; Amending Table 28 G-1 to allow ADUs in Agricultural District; Amending MGO 28.151 to change required standards for ADUs; Amending MGO 28.131 to change the maximum area per lot and maximum size of ADUs; Amending MGO 28.211 to clarify the definition of ADUs.

**There was no action taken by the Plan Commission at this meeting.**

**PUBLIC HEARINGS**

**Zoning Map Amendment & Related Requests**

- 3. [67120](#) Creating Section 28.022-00515 of the Madison General Ordinances to rezone properties located at 341 State Street, 317-321 West Gorham Street and 322 West Johnson Street, 4th Aldermanic District, from UMX (Urban Mixed Use) and DC (Downtown Core) Districts to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00516 to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission recommended that the zoning map amendment be re-referred to November 22, 2021 (December 7, 2021 Common Council meeting) at the request of the applicant. The motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Heck, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/22/2021. The motion passed by voice vote/other.**

- 4. [66109](#) 341 State Street, 315-321 W Gorham Street, and 322 W Johnson Street, 4th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings as part of a proposed mixed-use redevelopment in the [proposed] Planned Development District.

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission referred the demolition permit to November 22, 2021 at the request of the applicant. The motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Heck, to Refer to the PLAN**

**COMMISSION and should be returned by 11/22/2021. The motion passed by voice vote/other.**

- 5. [66600](#) Approving a Certified Survey Map on lands owned by Urban Land Interests, 322 W Johnson Street, LLP, and McCaughey Development Associates, LLP located at 341 State Street, 315, 317 and 321 W Gorham Street and 322 W Johnson Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission referred the land division to November 22, 2021 at the request of the applicant. The motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Heck, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**

**Conditional Use Requests & Demolition Permits**

- 6. [67672](#) 555 W Mifflin Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish a one-story commercial building. A three-story, six-unit apartment building is proposed following demolition.

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

- 7. [67284](#) 804 Felland Road; 3rd Ald. Dist.: Consideration of a conditional use for a multi-family dwelling with 25-60 units in the Traditional Residential-Urban 1 (TR-U1) District; consideration of a conditional use-residential building complex in the TR-U1 District and the Suburban Residential-Varied 2 (SR-V2) District; and consideration of a conditional use in the SR-V2 District for accessory outdoor recreation and an accessory management office, all to construct 134 apartment units in three buildings on Lots 1 and 2 of the Jannah Village subdivision and 19 rowhouse buildings with 103 total units on Lots 3 and 4 of Jannah Village with accessory pool and clubhouse/ leasing office 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 and the following conditions:

- That the plans for the townhouse/ rowhouse buildings on Lots 3 and 4 be revised to "Hardi-plank" or similar non-vinyl siding material (fiber cement, composite, etc.).
- That the applicant work with Planning and Zoning staff to reduce the yard setbacks of the buildings to increase the greenspace provided throughout the project.

The motion to approve with the additional conditions passed by voice vote/other.

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

- 8. [67285](#) 5802 Odana Road; 19th Ald. Dist.; Urban Design Dist. 3: Consideration of a demolition permit to demolish the street-facing facade of an auto sales facility to allow construction of an addition.

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

9. [67513](#)

6501 Watts Road; Urban Design Dist. 2; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a school, for the purposes of reconsidering the conditions of approval to allow a portion of an office building to be converted into a private school

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission found the standards met and approved the conditional use alteration 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 Heck, to Approve. The motion passed by voice vote/other.**

10. [67540](#)

1109 Fourier Drive; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Employment Center (SEC) District for an outdoor eating area for a restaurant-tavern located in a hotel.

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission referred the conditional use request to November 22, 2021 at the request of the applicant. The motion to refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 11/22/2021. The motion passed by voice vote/other.**

11. [67964](#)

30 Ash Street and 2300-2436 Regent Street; 5th Ald. Dist.: Consideration of alterations to approved conditional uses in a Campus-Institutional (CI) District without a campus master plan for additions to an existing building that exceed 4,000 square feet in floor area and for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building; and consideration of alterations to approved conditional uses in the CI District for development greater than three (3) stories and 68 feet in height, all to allow consideration of revised plans for additions to and renovation of West High School and the addition of a new turf football field.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and approved the conditional use alteration subject to the August 9, 2021 conditions of approval, however, eliminating the earlier condition that required the applicant to reuse existing landscape limestone for grading modifications and for the existing masonry wall [along Highland Avenue] to be retained.

[The effect of the eliminated condition allows the applicant to use alternative materials to replace the existing retaining wall that is currently failing.]

The motion to approve with the additional conditions passed by voice vote/other.

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

**BUSINESS BY MEMBERS**

**SECRETARY'S REPORT**

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

**- Recent Common Council Actions**

- 3202 Dairy Drive - Rezone from IL to MC for a campground - Approved subject to Plan Commission recommendation at November 2, 2021 Council meeting
- 4902 Eastpark Boulevard - Revised Preliminary Plat and Final Plat of American Center Eastpark Fourth Addition - Approved subject to Plan Commission recommendation at November 2, 2021 Council meeting

**- Upcoming Matters - November 22, 2021**

- 22 N Second Street and 1954 E Washington Avenue - Demolition Permit and Conditional Use - Demolish office building to construct three-story, 24 apartment building in a residential building complex with three other residential buildings
- 3402 Monroe Street - PD to Amended PD(GDP-SIP) - Amend General Development Plan and Specific Implementation Plan to allow the existing bed & breakfast campus to be used as a community living arrangement, adult family home, and adult daycare
- 216-222 N Midvale Blvd. - SE to TR-U2, Demolition Permit, Conditional Use, and CSM Referral - Demolish two office buildings to construct five-story, 72 apartment building on one lot
- 3953-4051 Kipp Street - A, CN & IL to IL & CN and Preliminary Plat and Final Plat - Replat of Tradesmen Commerce Park, creating four industrial lots, one outlot for private stormwater mgmt., and one outlot for public stormwater mgmt.
- Zoning Text Amendment - Amend Table 28I-1 of Section 28.132 to add bicycle parking as allowed in front, side and rear yard setbacks
- 3340 Gregory Street - Demolition Permit - Demolish a single-family residence
- 222 W Gorham Street - Conditional Use - Allow a restaurant-nightclub in existing commercial building
- 2106 W Badger Road - Conditional Use - Construct a contractors shop with outdoor storage

**- Upcoming Matters - December 13, 2021**

- 5817 Halley Way - PD to Amended PD(GDP-SIP) to construct 99-unit apartment building
- 5818 Gemini Drive - PD to Amended PD(GDP-SIP) to construct 12-unit townhouse
- 1824 S Park Street - Conditional Use - Construct outdoor eating area for restaurant-tavern and grocery
- 1017 N Sherman Avenue - Rezone portion of property from IG to CC-T to allow addition to commercial building

**ANNOUNCEMENTS**

Ledell Zellers welcomed Maurice Sheppard back to the Plan Commission as first alternate.  
 Zellers also noted that she would not be present for the November 22, 2021 meeting.

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Albouras, to Adjourn at 7:22 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