



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, April 11, 2022

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

Excused: 1 - Ledell Zellers

Bradley Cantrell was chair for the meeting.

Staff Present: Heather Stouder, Secretary; Lisa McNabola, Tim Parks, Jeff Greger, Planning Division; Eric Knepp, Parks Division.

PUBLIC COMMENT

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

There were not registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE MARCH 21, 2022 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays April 25 and May 9, 2022 at 5:30 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

2. [70109](#) Authorizing the execution of a Lease with Celco Partnership d/b/a Verizon Wireless, for premises at McPike Park located at 1130 E. Wilson Street. (6th AD)
A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.
3. [70310](#) Authorizing the City's acceptance of ownership from the Newbery Heights Neighborhood Association of a "Little Free Library" located in Newbery Park at 7834 Lois Lowry Lane. (1st AD)
A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.
4. [70371](#) Vacating and Discontinuing a portion of a public alley located in part of Block 55 of Original Plat of Madison located in the Northwest 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (4th AD)
A motion was made by Solheim, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

NEW BUSINESS

5. [70631](#) Authorizing the City to Enter into an Intergovernmental Agreement with the Town of Cottage Grove
On a motion by Solheim, seconded by Fernandez, the Plan Commission recommended approval of the proposed intergovernmental agreement with the Town of Cottage Grove by voice vote/ other.
A motion was made by Solheim, seconded by Fernandez, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

PUBLIC HEARINGS

Official Map Amendment

- 6. [69518](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison to connect Shopko Drive and Pankratz Street consistent with recommendations in the adopted *Oscar Mayer Special Area Plan*.

On a motion by Solheim, seconded by Sheppard, the Plan Commission recommended approval of the proposed official map amendment to the Common Council by voice vote/ other.

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

Zoning Map Amendment & Related Requests

Note: Items 7-9 are related and should be considered together

- 7. [70480](#) Creating Section 28.022 - 00559 of the Madison General Ordinances to change the zoning of property located at 1705-1713 S. High Point Road, 20th Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-V2 (Suburban Residential-Varied 2) District.

On a motion by Solheim, seconded by Ald. Albouras, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 70480) and certified survey map (ID 69801) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

- 8. [69793](#) 1705-1713 S High Point Road; 20th Ald. Dist.: Consideration of a conditional use in the [Proposed] Suburban Residential-Varied 2 (SR-V2) District for a school, public or private; consideration of a conditional use in the SR-V2 District for a building or structure exceeding 10,000 square feet in floor area; 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 a 50,000 square-foot private school.

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

- 9. [69801](#) Approving a Certified Survey Map of property owned by Wilmer A. and Sandra S. Dahl located at 1705-1713 S High Point Road; 20th Ald. Dist.

On a motion by Solheim, seconded by Ald. Albouras, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 70480) and certified survey map (ID 69801) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

Conditional Use Requests & Demolition Permits

10. [69795](#) 224 Ohio Avenue; 15th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a restaurant-nightclub.

On a motion by Solheim, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional use 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 Solheim, seconded by Sheppard, to Approve. The motion passed by voice vote/other.

11. [69794](#) 734 E Washington Avenue; 2nd Ald. Dist.: Consideration of a demolition permit to allow demolition of a two-story commercial building.

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

12. [70345](#) 1313 Fish Hatchery Road; 13th Ald. Dist.: Consideration of a demolition permit to allow demolition of a former health clinic

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

Land Division

13. [70347](#) 3779 Gala Way, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to reconfigure lots.

On a motion by Solheim, seconded by Sheppard, the Plan Commission found the standards met and approved the Certified Survey Map 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 Solheim, seconded by Sheppard, to Approve. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There was no Business by members.

SECRETARY'S REPORT

- Recent Common Council Actions

- Zoning Text Amendment - Amend Ch. 28 to create an outdoor eating area, temporary, associated with a food and beverage establishment as a use category in Ch. 28, amending Tables 28D-2, 28E-2, 28F-1 and 28G-1 to include the new use category, and amending Subchapter 28J: Supplemental Regulations -

Approved subject to Plan Commission recommendations on March 29, 2022

- Zoning Text Amendment - Amending Sections 28.071 and 28.151 to allow for residential uses on the ground floor of buildings within the lesser of 40% or 40 feet in Mixed-Use and Multi-Family buildings on specified downtown streets - Approved subject to Plan Commission recommendations on March 29, 2022
- 700-740 Regent Street - Amended PD(GDP-SIP) and Certified Survey Map Referral - Approved subject to Plan Commission recommendations on March 29, 2022

Oscar Mayer Special Area Plan-Related Items:

>> Items approved by the Common Council on March 29, 2022 subject to Plan Commission recommendations:

- 1010 North Street - Rezoning from TR-C4 to PR
- 910 Oscar Ave, 1201 Huxley St, 1910 Roth St., et al - Rezoning from CC-T, IL, and IG
- 1741-2125 Commercial Ave, 2401-2417 Pennsylvania Ave, et al - Rezoning from IL to CC-T
- 1902 E Johnson St. & 2010-2030 Pennsylvania Avenue - Rezoning from IL to RMX
- 1909 Aberg Avenue - Rezoning from IL to TR-U1
- 1802-1810 Roth St., 1106-1114 O'Neill Ave., et al - Rezoning from CC-T and IL to CC-T and TR-U1

>> Items referred by the Common Council on March 29, 2022 to their May 10, 2022 meeting:

- 2007 Roth St., 1810 & 1834 Commercial Ave., et al - Rezoning from IL and IG to CN, RMX and TR-U2
- Amend Official Map to map reservation for Ruskin Street/Huxley Street and Roth Street to Packers Avenue connections
- 702 Ruskin Street - Rezoning from IL to CC-T and CN (Note: A protest petition has also been filed for this zoning map amendment)

- Upcoming Matters – April 25, 2022

- Comprehensive Plan - 2022 Progress Update
- Plan Commission Discussion Regarding Meeting Format for June-December 2022
- Amending the Yahara Hills Neighborhood Development Plan
- Amending the Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan
- 2165 Linden Avenue - TR-V1 to PD(GDP-SIP), Demolition Permit and CSM Referral - Demolish place of worship to construct, three-story, 32-unit apartment building on one lot
- 929 E Washington Avenue - Conditional Use Alteration - Construct 14-story mixed-use building with approximately 95,800 square feet of commercial space and 105 apartments in Urban Design Dist. 8
- Zoning Text Amendment - Amend Section 28.022(3)(c) to Update City Floodplain Maps
- Zoning Text Amendment - Amend Sec. 28.151 Supplemental Regulations for "Nightclub," "Restaurant-Nightclub" and "Restaurant-Tavern"; amend Sec. 28.211 Definitions for "Nightclub," "Restaurant-Nightclub," "Restaurant-Tavern," and "Tavern" to allow food in taverns and nightclubs; amend Table 28D-2 in MGO 28.061 to change "Brewpub," "Catering," "Incidental Alcohol Sales," "Restaurant-Tavern," and "Tavern" from conditional to permitted uses in the NMX district
- 119 E Olin Avenue - CN to PR - Rezoning Water Utility offices to correct a zoning map error
- 3734 Speedway Road - Demolition of commercial building
- 5109 Barton Road - Demolition Permit and Conditional Use - Demolish and replace pool and pool house
- 4914 Pflaum Road - Conditional Use - Allow service business (salon) in existing multi-tenant commercial building

- Upcoming Matters – May 9, 2022

- 519-547 W Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral
- Demolish nine multi-family residences to construct a six-story, 140-unit apartment building on one lot
- 710 John Nolen Drive - Conditional Use - Convert office building into restaurant-tavern in Urban Design Dist. 1
- 114 N Blount Street - Demolition Permit - Demolish a single-family residence
- 1701 Moorland Road - Conditional Use - Convert a restaurant-tavern to a restaurant-nightclub

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Solheim, seconded by Sheppard, to Adjourn at 6:23 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