



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 21, 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.

CALL TO ORDER/ROLL CALL

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

Present: 7 - Lindsay Lemmer; Patrick W. Heck; Christian A. Albouras; Ledell Zellers; Kathleen L. Spencer; Nicole A. Solheim and Bradley A. Cantrell

Excused: 1 - Jason S. Hagenow

Zellers was chair for this meeting.

Staff Present: Heather Stouder, Jeff Greger, and Tim Parks, Planning Division; Dan Rolfs, Office of Real Estate Services.

PUBLIC COMMENT

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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

MINUTES OF THE JUNE 7, 2021 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: July 12, 26, and August 9, 23, 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.

NEW BUSINESS

2. [65260](#) Amending the Hanson Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to provide updated recommendations for the area located along Portage Road between Hanson Road and DiLoreto Avenue.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended approval of the amended neighborhood development plan to the Common Council as recommended by Planning Division staff. The motion to recommend approval passed by voice vote/ other.

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

PUBLIC HEARINGS**Tax Incremental Districts**

3. [65846](#) Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #46 (Research Park), City of Madison.

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.
4. [65873](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #48 (Regent St), City of Madison.

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.
5. [65874](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #49 (Femrite Dr), City of Madison.

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.

Zoning Map Amendments & Related Requests

- 6. [63216](#) SUBSTITUTE. Creating Section 28.022 - 00482 of the Madison General Ordinances to change the zoning of property located at 4205 Portage Road, 17th Aldermanic District, from Temp. A (Temporary Agricultural) District to TR-U1(Traditional Residential - Urban 1) District

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council subject to the comments, conditions and notifications in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

Note: Items 7 and 8 are related and should be considered together

- 7. [65661](#) Creating Section 28.022-00504 of the Madison General Ordinances to rezone properties located at 6145-6301 Mineral Point Road and 502 Genomic Drive, 19th Aldermanic District, from Planned Development (PD) District and Mixed-Use Center (MXC) District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00505 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 (ID 65661) to the Common Council and approved the demolition permit (ID 65141) 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 Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

- 8. [65141](#) 6145-6301 Mineral Point Road and 502 Genomic Drive; 19th Ald. Dist.: Consideration of a demolition permit to demolish a skilled nursing facility as part of a planned redevelopment in Planned Development (PD) District zoning.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the amended planned development (ID 65661) to the Common Council and approved the demolition permit (ID 65141) 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 Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.

Conditional Use Requests & Demolition Permits

- 9. [65474](#) 204 N Few Street; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 1 (TR-V1) District for an accessory dwelling unit to allow an existing accessory building to be converted into an accessory dwelling unit

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 to approve passed by voice vote/other.

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

10. [65475](#) 1101 Williamson Street/403 S Ingersoll Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a building with less than 75% non-residential ground floor area to allow creation of a ground floor apartment at the rear of an existing commercial building.

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 to approve passed by voice vote/other.

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

11. [65476](#) 809 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an outdoor eating area for a restaurant-tavern

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 to approve passed by voice vote/other.

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

12. [65477](#) 640 W Washington Avenue; 4th Ald. Dist.: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for an outdoor eating area for a restaurant-tavern and coffee shop

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 to approve passed by voice vote/other.

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

13. [65478](#) 824-826 E Johnson Street; 2nd Ald. Dist.: Consideration of a demolition permit to allow partial demolition of a single-family residence; and consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a restaurant-tavern to allow an existing commercial building and residence to be converted into a restaurant-tavern

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

14. [65479](#) 2302 Packers Avenue; 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor eating area for a restaurant-tavern.

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 to approve passed by voice vote/other.

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

15. [65480](#) 5404 Woodley Lane; 14th 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 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 Solheim, to Approve. The motion passed by voice vote/other.**

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 6321 Town Center Drive - Amended PD(GDP-SIP) to construct 74 apartments in three (3) three-story buildings - Adopted on June 15, 2021 subject to Plan Commission recommendation
- 621 Pioneer Road - Temp. A to TR-C3 and Preliminary Plat and Final Plat of Fox Knoll, creating 39 single-family lots and 4 outlots for public stormwater management - Adopted on June 15, 2021 subject to Plan Commission recommendation
- 581 D'Onofrio Drive & 3 Point Place - Amended PD(GDP-SIP) for High Point Office Park to allow a school tenant in an existing building - Adopted on June 15, 2021 subject to Plan Commission recommendation

- Upcoming Matters – July 12, 2021

- 114 W Wilson Street/115 W Doty Street/215 S Hamilton Street - Amended PD(GDP-SIP) for the 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
- Zoning Text Amendment to amend Section 28.071(2)(a) to amend the Downtown Height Map.
- 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 nightclub use at a previously approved reception hall
- 6717 Odana Road - Conditional Use for wholesale beauty supply sales in existing multi-tenant commercial building
- 1220-1228 Williamson Street - Certified Survey Map to create four commercial lots in Third Lake Ridge Historic District

- Upcoming Matters – July 26, 2021

- 1858-1890 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial center and auto repair facility to construct six-story mixed-use building with 15,000 sq. ft. of comm. space and 290 apartments on one lot
- 222-232 E Olin Avenue - SE to TE, Demolition Permit, and Conditional Use - Demolish two restaurants to construct eighteen-story mixed-use building with 16,000 sq. ft. of commercial space and 290 apartments on one lot
- 4000-4150 Packers Avenue & 4201 N Sherman Avenue - Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat of Raemisch Farm Development, creating 98 single-family lots, six lots for future multi-family development, two lots for future mixed-use/commercial development, two outlots for public stormwater management and wetland protection, one outlot for public parkland, and one outlot for private open space

- 10554 Mineral Point Road - Final Plat of Westwind, creating 70 single-family lots, four outlots dedicated to the public for stormwater management, and one outlot for future development
- 2001 Atwood Avenue - Conditional Use for accessory outdoor cooking operation for existing tasting room

ANNOUNCEMENTS

Cantrell announced that he would not be present for the July 8, 2021 special meeting.

ADJOURNMENT

A motion was made by Cantrell, seconded by Heck, to Adjourn at 7:00 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