



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, March 21, 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; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Maurice C. Sheppard

Excused: 1 - Christian A. Albouras

Ledell Zellers was chair for the meeting.

Staff Present: Heather Stouder, Secretary; Colin Punt, Chris Wells, Planning Division; Matt Tucker, Katie Bannon, Building Inspection; Kate Smith, City Attorney's Office; Deputy Major Christie Baumel, Mayor's Office.

Also: Ald. Verveer, Ald. Vidaver and Ald. Martin.

PUBLIC COMMENT

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

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Heather Stouder introduced new Development Review Planner Lisa McNabola.

There were no disclosures or recusals.

MINUTES OF THE MARCH 7, 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:

- Mondays April 11, 25 and May 9, 23, 2022 at 5:30 p.m.

Special Meeting/Working Session:

- Thursday, March 24, 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.

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)
- On a motion by Cantrell, seconded by Fernandez, the Plan Commission re-referred the request to April 11, 2022 at the request of the Parks Division. The motion to refer passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Fernandez, to Re-refer to the PLAN COMMISSION and should be returned by 4/11/2022. The motion passed by voice vote/other.**

PUBLIC HEARINGS

Zoning Text Amendment

3. [70198](#) Amending Sections 28.071 and 28.151 to allow for residential uses on the ground floor of buildings within the lesser of forty percent (40%) or forty (40) feet in Mixed-Use and Multi-Family buildings on specified downtown streets.
- On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission recommended to Common Council to adopt the zoning text amendments amending Sections 28.071 and 28.151 by voice vote/ other.
- A motion was made by Cantrell, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

Official Map Amendment

4. [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 Cantrell, seconded by Fernandez, the Plan Commission referred the request to April 11, 2022 (April 19, 2022 Common Council) pending a recommendation by the Board of Public Works. That motion passed by voice vote / other.
- A motion was made by Cantrell, seconded by Fernandez, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN**

COMMISSION and should be returned by 4/11/2022. The motion passed by voice vote/other.

Zoning Map Amendment & Related Requests

Note: Items 5 and 6 are related and were considered together

- 5. [69965](#) Creating Section 28.022 - 00557 of the Madison General Ordinances to amend a Planned Development (PD) District at properties located at 700-740 Regent Street, 4th Aldermanic District, amending the PD(GDP) Planned Development (General Development Plan), and creating Section 28.022 - 00558 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 zoning map amendment (ID 69965) and certified survey map (ID 69572) subject to the comments and conditions contained in the Plan Commission materials and the following revised conditions:

- That the applicant widen the bicycle access ramp and stairs, decrease the slope of the ramp, create a second ramp to the bicycle parking, or a combination of all three; and provide an exhibit indicating access points and paths to and from bicycle parking areas and entrances/exits, with details to be reviewed and approved by staff.
- That the developer provide a cross section of the multi-use path and the first five feet of the adjacent city-owned property for review and approval by the City Traffic Engineer.
- That the applicant submit a traffic control exhibit demonstrating measures to prohibit vehicular access of the multi-use path from the site for review and approval by the City Traffic Engineer.

The motion to recommend approval with the above conditions passed by voice vote / other.

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. [69572](#) Approving a Certified Survey Map of property owned by 700 Regent Street Associates and Park Street, LLC and 740 Regent Street Associates/Alexander Company, Inc. at 700-740 Regent Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 69965) and certified survey map (ID 69572) subject to the comments and conditions contained in the Plan Commission materials and the following revised conditions:

- That the applicant widen the bicycle access ramp and stairs, decrease the slope of the ramp, create a second ramp to the bicycle parking, or a combination of all three; and provide an exhibit indicating access points and paths to and from bicycle parking areas and entrances/exits, with details to be reviewed and approved by staff.
- That the developer provide a cross section of the multi-use path and the first five feet of the adjacent city-owned property for review and approval by the City Traffic Engineer.
- That the applicant submit a traffic control exhibit demonstrating measures to prohibit vehicular access of the multi-use path from the site for review and approval by the City Traffic Engineer.

The motion to recommend approval with the above conditions 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.

Conditional Use Requests & Demolition Permits

- 7. [68200](#) 6831 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a vehicle access sales and service window; and consideration of a conditional use in the CC District for a major alteration to a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use to allow construction of a one-story restaurant with vehicle access sales and service window.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions contained 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 the following vote:

Absent: 1 - Christian A. Albouras

Ayes: 6 - Lindsay Lemmer; Kathleen L. Spencer; Jason S. Hagenow; Nicole A. Solheim; Bradley A. Cantrelland Maurice C. Sheppard

Noes: 2 - Patrick W. Heckand Anthony S. Fernandez

Non Voting: 1 - Ledell Zellers

- 8. [68694](#) 1325-1337 Greenway Cross; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a restaurant-nightclub tenant in a multi-tenant commercial building.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

- 9. [69566](#) 557 North Street; 12th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a brewpub; consideration of a conditional use in the NMX District for an outdoor eating area; consideration of a conditional use in the NMX District for free-standing vending located within 200 feet from the property line of a lot with a residential use; and consideration of a conditional use in the NMX District for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, all to allow an existing commercial building to be converted into a multiple food and beverage establishments, related goods sales, outdoor eating area and a food cart.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

- 10. [69783](#) 3302 Dairy Drive; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for general retail to allow a retail tenant in a multi-tenant industrial building.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission placed the item on file without prejudice, as the application was withdrawn by the applicant. The motion to place on file without prejudice passed by voice vote/other.

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

Note: Item 11 was referred to April 25, 2022 pending notification to the interested parties listserv for the proposed demolition and a recommendation by the Landmarks Commission on demolition of the existing building. However, the public hearing was held on Item 12 regarding the conditional uses needed for the new mixed-use building.

- 11. [69785](#) 3734 Speedway Road; 5th Ald. Dist.: Consideration of a demolition permit to allow demolition of a one-story commercial building.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission voted to refer this item to the April 25, 2022 meeting. That motion passed by voice vote / other.

A motion was made by Cantrell, seconded by Fernandez, to Refer to the PLAN COMMISSION and should be returned by 4/25/2022. The motion passed by voice vote/other.

- 12. [69786](#) 3734 Speedway Road; 5th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a mixed-use building with more than 24 dwellings; and consideration of a conditional use in the NMX District for a building taller than three stories or 40 feet in height.

On a motion by Solheim, seconded by Cantrell, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

- 13. [69789](#) 5501 Endeavor Lane; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a building exceeding 68 feet in height, to allow construction of a five-story office/ laboratory building.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

Land Division

- 14. [69788](#) 3313-3315 Nelson Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to re-divide two residential lots.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards and criteria met and approved the land division 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 Fernandez, to Approve. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

- Upcoming Matters - April 11, 2022

- Comprehensive Plan Progress Update
- Town of Cottage Grove Intergovernmental Agreement
- 1705-1713 S High Point Road - Temp. A to SR-V2, Conditional Use, and Certified Survey Map Referral - Construct private school on one lot
- 734 E Washington Avenue - Demolition Permit - Demolish commercial building
- 224 Ohio Avenue - Conditional Use - Convert restaurant-tavern into restaurant-nightclub
- 1313 Fish Hatchery Road - Demolition Permit - Demolish health clinic
- 3779 Gala Way - Extraterritorial Certified Survey Map - Reconfigure three lots in the Town of Cottage Grove

- Upcoming Matters - April 25, 2022

- Yahara Hills Neighborhood Development Plan Amendment
- 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
- 5109 Barton Road - Demolition Permit and Conditional Use - Demolish and replace pool and pool house
- 4914 Pflaum Road - Conditional Use for a service business (salon) in existing multi-tenant commercial building

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Hagenow, to Adjourn at 9:16 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