



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 25, 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: 8 - Lindsay Lemmer; Patrick W. Heck; Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Maurice C. Sheppard

Excused: 2 - Christian A. Albouras and Ledell Zellers

Cantrell was chair for the meeting

Staff Present: Heather Stouder, Jeff Greger, Kirstie Laatsch, Urvashi Martin, Colin Punt, Planning Division; Katie Bannon, Zoning Administrator; Dan Rolfs, Economic Development Division

Alders Present: Figueroa-Cole (10), Foster (15)

PUBLIC COMMENT

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

There was no public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals

MINUTES OF THE MARCH 24, 2022 SPECIAL MEETING

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

MINUTES OF THE APRIL 11, 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:

- Monday, May 9, 23 and June 13, 27, 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.

ROUTINE BUSINESS

2. [70899](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of stormwater management facilities required for flood mitigation and restoration within the Mendota-Grassman Greenway. (19th AD)

A motion was made by Solheim, seconded by Hagenow, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

NEW BUSINESS

3. [70632](#) Accepting the report titled "Comprehensive Plan - 2022 Progress Update"

On a motion by Ald. Heck, seconded by Fernandez, the Plan Commission recommended approval of the Comprehensive Plan 2022 update report. The motion to recommend approval passed by voice vote/ other.

A motion was made by Heck, seconded by Fernandez, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.
4. [70654](#) Amending the Yahara Hills Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to provide updated recommendations for the area located on the eastern portion of the Yahara Hills Golf Course.

On a motion by Solheim, seconded by Ald. Heck, the Plan Commission recommended approval of the plan amendment as presented by voice vote/ other

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

PUBLIC HEARINGS

Tax Incremental Districts

- 5. [70878](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 36 (Capitol Gateway), City of Madison.
A motion was made by Solheim, seconded by Hagenow, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

- 6. [70880](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 39 (Stoughton Road), City of Madison.
A motion was made by Solheim, seconded by Hagenow, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

- 7. [70881](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 42 (Wingra), City of Madison.
A motion was made by Solheim, seconded by Hagenow, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Zoning Text Amendments

- 8. [70590](#) Amending Section 28.022(3)(c) of the Madison General Ordinances to Update City Floodplain Maps.
On a motion by Solheim, seconded by Hagenow, the Plan Commission recommended approval of the zoning text amendment by voice vote/ other.
A motion was made by Solheim, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

- 9. [70646](#) Amending MGO 28.151 Supplemental Regulations for “Nightclub,” “Restaurant-Nightclub” and “Restaurant-Tavern” are amended; MGO 28.211 Definitions for “Nightclub,” “Restaurant-Nightclub,” “Restaurant-Tavern,” and “Tavern” are amended to allow food in taverns and nightclubs; amending Table 28D-2 in MGO 28.061 to change “Brewpub,” “Catering,” “Incidental Alcohol Sales,” “Restaurant-Tavern,” and “Tavern” from conditional to permitted uses in NMX district.
On a motion by Solheim, seconded by Hagenow, the Plan Commission recommended approval of the zoning text amendment by voice vote/ other.
A motion was made by Solheim, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Zoning Map Amendments & Related Requests

Note: Items 10-13 are related and should be considered together

- 10. [69937](#) Amending the Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan to add a land use recommendation for northern half of the block bounded by Linden Avenue, Atwood Avenue, Division Street, and Dunning Street, for future redevelopment to be “Medium Residential”, as shown on the plan amendment and map

On a motion by Solheim, seconded by Ald. Heck, the Plan Commission recommended approval of the plan amendment by voice vote/ other.

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

- 11. [70655](#) Creating Section 28.022-00560 of the Madison General Ordinances to rezone property located at 2165 Linden Avenue, 15th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00561 to approve a Specific Implementation Plan.

On a motion by Solheim, seconded by Ald. Heck, the Commission found the standards met and approved the demolition permit (ID 69790) and recommended approval of the zoning map amendment (ID 70655) and Certified Survey Map (ID 69799) subject to the comments and conditions in the Plan Commission materials and the following condition:

- That the applicant obtain Passive House Design Certification prior to final sign-off, with review and approval of Design Certification materials and award by the Director of Building Inspection.

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

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

- 12. [69790](#) 2165 Linden Avenue; 15th Ald. Dist.: Consideration of a demolition permit to allow demolition of a place of worship.

On a motion by Solheim, seconded by Ald. Heck, the Commission found the standards met and approved the demolition permit (ID 69790) and recommended approval of the zoning map amendment (ID 70655) and Certified Survey Map (ID 69799) subject to the comments and conditions in the Plan Commission materials and the following condition:

- That the applicant obtain Passive House Design Certification prior to final sign-off, with review and approval of Design Certification materials and award by the Director of Building Inspection.

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

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

- 13. [69799](#) Approving a Certified Survey Map of property owned by Threshold Development, LLC located at 2165 Linden Avenue; 15th Ald. Dist.

On a motion by Solheim, seconded by Ald. Heck, the Commission found the standards met and approved the demolition permit (ID 69790) and recommended approval of the zoning map amendment (ID 70655) and Certified Survey Map (ID 69799) subject to the comments and conditions in the Plan Commission materials and the following condition:

- That the applicant obtain Passive House Design Certification prior to final sign-off, with review and approval of Design Certification materials and award by the Director of Building Inspection.

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

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

14. [70657](#) Creating Section 28.022-00562 of the Madison General Ordinances to rezone property located at 119 E. Olin Avenue, 14th Aldermanic District, from CN (Conservancy) District to PR (Parks and Recreation) District
- On a motion by Solheim, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment by voice vote/ other.
- A motion was made by Solheim, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

Conditional Use Requests & Demolition Permits

15. [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 Solheim, seconded by Hagenow, 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 Hagenow, to Approve. The motion passed by voice vote/other.**
16. [70346](#) 929 E Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a building exceeding five stories and 68 feet in height; consideration of a conditional use in the TE District for dwelling units in a mixed-use building, and; consideration of a major alteration to a conditional use per Section 28.137(2)(e) of the Zoning Code for a planned multi-use site containing a hotel, all to allow construction of a 14-story mixed-use building with approximately 96,800 square feet of commercial space and 105 apartments.
- On a motion by Solheim, seconded by Hagenow, 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 Hagenow, to Approve. The motion passed by voice vote/other.**
17. [70538](#) 4914 Pflaum Road; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a service business (hair salon).
- On a motion by Solheim, seconded by Hagenow, 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 Hagenow, to Approve. The motion passed by voice vote/other.**

Note: Items 18 and 19 are related and should be considered together

18. [70537](#) 5109 Barton Road; 10th Ald. Dist.: Consideration of a demolition permit to demolish an existing poolhouse.
- On a motion by Solheim, seconded by Hagenow, 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 Hagenow, to Approve. The motion passed by voice vote/other.**
19. [71081](#) 5109 Barton Road; 10th Ald. Dist.: Consideration of a major alteration to an approved conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for outdoor recreation to allow construction of new pools and poolhouse for Ridgewood Pool.
- On a motion by Solheim, seconded by Hagenow, the Plan Commission found the standards met and approved the major alteration to 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 Hagenow, to Approve. The motion passed by voice vote/other.**

SPECIAL ITEM OF BUSINESS

20. [70668](#) Confirming the format of Plan Commission meetings from June through December 2022.
- Plan Commission members discussed the format of Plan Commission meetings, with a general consensus to continue in a virtual format through early September and revisit the question at the first Plan Commission meeting in September.
- This Miscellaneous item was Discussed and Continued.**

BUSINESS BY MEMBERS

Chair Cantrell recognized Commissioner Hagenow and thanked him for his years of service to the Commission.

SECRETARY'S REPORT

Heather Stouder provided the secretary's report.

- Recent Common Council Actions:

- Town of Cottage Grove Intergovernmental Agreement - Adopted on April 19, 2022 subject to Plan Commission recommendation
- 1401 Packers Avenue - Official Map Amendment to map reservation for Pankratz Street/Skopko Drive connection - Adopted on April 19, 2022 subject to Plan Commission recommendation
- 1705-1713 S High Point Road - Rezoning to SR-V2 and Certified Survey Map for private school - Adopted on April 19, 2022 subject to Plan Commission recommendation

- Upcoming Matters – May 9, 2022

- 3262 High Point Road - Attach single-family residence from Town of Middleton and assign permanent SR-C1 zoning
- 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

- Upcoming Matters – May 23, 2022

- Election of Chair and Vice-Chair, and appointments to the Transportation Planning and Policy Board and Joint Campus Area Committee
- 1802 Pankratz Street - Conditional Use - Expand private school in Urban Design Dist. 4
- 3706 S Dutch Mill Road - Demolition Permit - Approval of a previously demolished industrial building
- 616 E Mifflin Street and 609 E Dayton Street - Demolition Permit, Conditional Use, and CSM Referral - Demolish two commercial buildings to construct a three-story 55-room hotel with restaurant-tavern on one lot, with existing two-story residence to remain
- 2303 W Beltline Highway - Demolition Permit - Demolish auto sales building
- 2310 Crossroads Drive - Conditional Use for a university tenant in existing commercial building
- 2425 S Stoughton Road - Conditional Use for an auto repair tenant in existing commercial building
- 5158 Spring Court - Conditional Use - Construct accessory building on lakefront parcel

ANNOUNCEMENTS

There were no announcements

ADJOURNMENT

A motion was made by Hagenow, seconded by Solheim, to Adjourn at 8:41 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