



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Draft 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, May 10, 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; Jason S. Hagenow; Nicole A. Solheim and Bradley A. Cantrell

Excused: 2 - Kathleen L. Spencer and Eric W. Sundquist

Ledell Zellers was chair for the meeting.

Hagenow arrived at 5:34 p.m., just after the approval of the April 26, 2021 Plan Commission meeting minutes.

Staff Present: Heather Stouder, Secretary, and Chris Wells, Planning Division.

PUBLIC COMMENT

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

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE APRIL 26, 2021 REGULAR 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: May 24 and June 7, 21, 2021

Special Meeting: May 13, 2021 at 5:00 p.m. via Zoom; the topic will be Transportation Demand Management (TDM)

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. [65252](#) Authorizing the City to Join a Petition to Vacate or Alter the Platted "Public Service Strip" Between Lots 11 and 12 in Block 20 of Nakoma, Plat of Blocks 19, 20, 21, 22, 23. (10th AD)

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

PUBLIC HEARINGS**Zoning Map Amendment**

3. [63216](#) 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-U2 (Traditional Residential - Urban 2) District

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission recommended that this item be re-referred to the May 24, 2021 Plan Commission meeting (June 1, 2021 Common Council) at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the COMMON COUNCIL and should be returned by 5/24/2021. The motion passed by voice vote/other.

Conditional Use Requests, Demolition Permits & Related Requests

4. [60000](#) 2649 East Springs Drive, 17th Ald. Dist.: Consideration of a demolition permit to allow a restaurant-tavern to be demolished; consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window for a proposed restaurant; consideration of a conditional use in CC-T for an outdoor eating area for the restaurant; and consideration of a conditional use in the CC-T District to exceed the 65-foot maximum front yard setback for lots with no on-street parking.

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

5. [64584](#) 145-151 W Wilson Street and 309-321 S Henry Street; 4th Ald. Dist: Consideration of a demolition permit to demolish seven residential buildings; consideration of a conditional use in the Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use in the UMX District for outdoor recreation, all to allow construction of a ten-story, mixed-use building containing approximately 800 square feet of commercial space and 206 apartments.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this request to the May 24, 2021 Plan Commission meeting at the request of the applicant pending a recommendation by the Urban Design Commission. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 5/24/2021. The motion passed by voice vote/other.**
6. [64585](#) Approving a Certified Survey Map of property owned by Walter Wayne Development, Inc. located at 145-151 W Wilson Street and 309-321 S Henry Street; 4th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this item to the May 24, 2021 Plan Commission meeting at the request of the applicant. The motion to refer passed by voice vote/other.
- A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 5/24/2021. The motion passed by voice vote/other.**
7. [64747](#) 134 S Fair Oaks Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for general retail and consideration of a conditional use in the TE District for a market garden to allow a pharmacy tenant in a mixed-use building with associated garden.
- On a motion by Cantrell, seconded by Ald. Lemmer, 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 Lemmer, to Approve. The motion passed by voice vote/other.**
8. [64748](#) 2418 S Stoughton Road; 15th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto repair station to allow an existing building to be converted into an auto repair and auto sales facility.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this item to the May 24, 2021 Plan Commission meeting at the request of the applicant. The motion to refer passed by voice vote/other.
- A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 5/24/2021. The motion passed by voice vote/other.**

9. [64749](#) 1046 E Washington Avenue; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-tavern and consideration of a conditional use in the TE District for an outdoor eating area to allow a restaurant-tavern tenant in a mixed-use building with an outdoor eating area.

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

BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Recent Common Council Actions

- 1901 Aberg Avenue - Rezoning from IL to PD(GDP-SIP) for a portable shelter community with 28 portable shelter units - Approved on May 4, 2021 subject to Plan Commission recommendation

- Upcoming Matters – May 24, 2021

- 9301 Crosswinds Lane - PD to Amended PD(GDP-SIP) - Construct 32 multi-family units in two buildings
 - 12 N Few Street - Demolition Permit - Demolish portion of street-facing façade of commercial bldg. to construct two-story addition with 8 commercial spaces and 8 apartments in Urban Design Dist. 8
 - 1330 Sherman Avenue - Conditional Use - Construct Tenney Park Beach Shelter (waterfront development)
 - 2742 Dahle Street - Conditional Use - Construct accessory building exceeding 10% of lot area
 - 1921 E Mifflin Street - Conditional Use - Convert accessory building into accessory dwelling unit
 - 6501 Watts Road - Conditional Use - Convert portion of office building into private school in Urban Design Dist. 2

- Upcoming Matters – June 7, 2021

- 216 S Hamilton Street - Demolition Permit - Demolish single-family residence to construct building with four live/work units
 - 6321 Town Center Drive - PD to Amended PD(GDP-SIP) - Construct 74 apartments in three (3) three-story buildings
 - 621 Pioneer Road - Temp. A to TR-C3, Preliminary Plat and Final Plat of "Fox Knoll," creating 39 single-family lots and 4 outlots for public stormwater management
 - 1344 E Washington Avenue - Conditional Use - Allow food and related good sales in existing restaurant-tavern
 - 2621 Moland Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
 - 4145 Country Club Road - Demolition Permit and Conditional Use - Demolish and replace pool and pool house at Nakoma Golf Club
 - 4706 Cottage Grove Road - Conditional Use - Construct drive-through ATM (vehicle access sales and service window) in planned multi-use site
 - 3 Point Place - Amended PD(GDP-SIP) and Conditional Use - Amend General Development Plan and Specific Implementation Plan for High Point Woods Office Park to allow a school tenant in an existing building

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Cantrell, seconded by Albouras, to Adjourn at 5:45 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