



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, January 10, 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

Zellers was chair for the meeting.

Alders Present: Verveer (4), Benford (6), Martin (11)

Staff Present: Heather Stouder, Tim Parks, Colin Punt, Planning Division; Andy Miller, Economic Development Division

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

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

Excused: 1 - Bradley A. Cantrell

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

PUBLIC COMMENT

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

There was no public comment.

MINUTES OF THE DECEMBER 9, 2021 SPECIAL MEETING

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

MINUTES OF THE DECEMBER 13, 2021 REGULAR MEETING

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

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.

SCHEDULE OF MEETINGS

Regular Meetings: January 24 and February 7, 21, 2022

ROUTINE BUSINESS

- 2. [68962](#) Authorizing the City’s execution of a lease with Meyerly Enterprises, LLC, allowing for the use of a portion of the City-owned transportation corridor parcel located at 251 Jackson Street. (6th AD)

A motion was made by Solheim, seconded by Fernandez, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

PUBLIC HEARINGS

Zoning Map Amendments & Related Items

Note: Items 3 and 4 are related and were considered together.

- 3. [68646](#) Creating Section 28.022-00529 of the Madison General Ordinances to change the zoning of platted lots in the ‘Acacia Ridge’ subdivision including but not limited to properties located at 9304-9332 Tawny Acorn Drive, 9th Aldermanic District (1st Aldermanic District as of January 1, 2022), from TR-C3 (Traditional Residential - Consistent 3) District to TR-P (Traditional Residential - Planned) District.

On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 68646) and preliminary plat and final plat (ID 68206) 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 Fernandez, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

- 4. [68206](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 2* on property generally addressed as 560-580 Redan Drive, 9201-9257 and 9202-9206 Rustic Pine Road; 9202-9258 and 9203-9259 Lost Deer Run; 9204-9260 and 9205-9259 Turning Oak Lane; 905-933 White Sky Pass; 508-540 and 503-535 Lone Oak Lane; and 9309-9322 and 9311-9337 Tawny Acorn Drive; 9th Ald. Dist.

On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 68646) and preliminary plat and final plat (ID 68206) 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 Fernandez, 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.

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

- 5. [68647](#) Creating Section 28.022-00530 of the Madison General Ordinances to rezone property located at 511 S. Ingersoll Street, 6th Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00531 to approve a Specific Implementation Plan.

On a motion by Solheim, seconded by Fernandez, the Plan Commission recommended that the zoning map amendment (ID 68647) and Certified Survey Map (ID 68198) be referred to the January 24, 2022 Plan Commission meeting (February 1, 2022 Common Council) pending approval of a revised request by the Landmarks Commission.

A motion was made by Solheim, seconded by Fernandez, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 1/24/2022. The motion passed by voice vote/other.

- 6. [68198](#) Approving a Certified Survey Map of property owned by BJV Olson Properties, LLC located at 511 S Ingersoll Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.

On a motion by Solheim, seconded by Fernandez, the Plan Commission recommended that the zoning map amendment (ID 68647) and Certified Survey Map (ID 68198) be referred to the January 24, 2022 Plan Commission meeting (February 1, 2022 Common Council) pending approval of a revised request by the Landmarks Commission.

A motion was made by Solheim, seconded by Fernandez, to Refer to the PLAN COMMISSION and should be returned by 1/24/2022. The motion passed by voice vote/other.

Note: Items 7 and 8 are related and were considered together.

- 7. [68648](#) Creating Section 28.022-00532 of the Madison General Ordinances to rezone properties located at 702 N. Midvale Boulevard and 401 N. Segoe Road, 11th Aldermanic District, from Planned Development (PD) District and Suburban Employment (SE) District to Amended PD(GDP) Planned Development (General Development Plan).

On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the zoning map amendment and amended planned development (ID 68648) and approved the demolition permit (ID 68199) subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That future Specific Implementation Plan submittals include additional details regarding future sustainability measures;

- That the building at 401 N Segoe Road be photographed and catalogued prior to the issuance of permits to raze the structure.

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

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

8. [68199](#)

401 N Segoe Road; 11th Ald. Dist.: Consideration of a demolition permit to demolish a bank/office building.

On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the zoning map amendment and amended planned development (ID 68648) and approved the demolition permit (ID 68199) subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That future Specific Implementation Plan submittals include additional details regarding future sustainability measures;

- That the building at 401 N Segoe Road be photographed and catalogued prior to the issuance of permits to raze the structure.

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

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

Subdivision

9. [68204](#)

Approving the preliminary plat of *University Research Park-Pioneer First Addition Replat* on property generally addressed as 602-1202 Boyer Street, 601-1103 Boyer Street, and 8825 Nelson Crossing; 1st Ald. Dist.

On a motion by Fernandez, seconded by Solheim, the Plan Commission referred the preliminary plat to the January 24, 2022 Plan Commission meeting (February 1, 2022 Common Council) to allow for the City Engineering Division to provide additional information on stormwater management for the subdivision.

The motion to refer passed by voice vote/ other.

A motion was made by Fernandez, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 1/24/2022. The motion passed by voice vote/other.

Conditional Use Requests, Demolition Permits & Related Items

10. [67803](#)

1824 S Park Street; Urban Design Dist. 7; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor eating area for a restaurant-tavern and grocery store.

On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the conditional use.

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

- 11. [68193](#) 1422 MacArthur Road; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an animal daycare facility in an existing building; and consideration of a conditional use in the CC-T District for an animal boarding facility.

On a motion by Solheim, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the conditional use.

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

- 12. [66117](#) 3340 Gregory Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the demolition permit.

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

- 13. [68693](#) 3340 Gregory Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for an accessory building exceeding ten percent (10%) of lot area to allow construction of a detached building accessory to a single-family residence.

On a motion by Solheim, seconded by Fernandez, the Plan Commission placed this request on file without prejudice. The requested conditional use is no longer required due to a recent amendment to the Zoning Code. The motion to place on file without prejudice passed by voice vote/ other.

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

Note: Items 14-16 are related and were considered together.

- 14. [68201](#) 504-524 W Johnson Street, 308-312 N Bassett Street, and 505-527 Conklin Place; 4th Ald. Dist.: Consideration of a demolition permit to allow eight residential buildings to be razed.

On a motion by Solheim, seconded by Hagenow, the Plan Commission found the standards met and approved the demolition permits (ID 68201) and the conditional uses (68202) and recommended approval of the Certified Survey Map (ID 68203) subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That the applicant submit a detailed management plan for the property for approval by the Planning Division that includes the following:

- a. Move-in/move-out plan, including the details on any furnishings to be provided in each unit. This plan shall provide assurances that the usability of public streets surrounding the property will be maintained.
- b. Parking management plan, including an example lease with language pertaining to the amount of automobile and moped parking on the site, and any fees involved to lease a parking stall. This information shall be provided to all tenants, and shall include notice to all tenants that mopeds may not be stored in areas on the property except for in designated moped stalls.
- c. Trash and snow management.
- d. Management of and access to common spaces, including indoor amenities, outdoor terraces and pools.
- e. Security plan, to be reviewed by Planning Division staff in coordination with staff from the Madison Police Department.
- f. The days and hours of operation when building management staff will be on-site.
- g. The guest policy for the residential portions of the building.

- That the required reuse and recycling plan provide Habitat for Humanity - UW Chapter with right of first

refusal for the reuse and recycling of items or materials within the buildings to be demolished.

- That the developer be strongly encourage include as many bedrooms with double-occupancy shared bedrooms as possible, up to the total number of bedrooms in the residential buildings to be demolished.

and the alteration of recommended condition of approval 2, to read as follows:

- Prior to the final sign-off by staff and issuance of permits for new construction, the proposal shall return to the UDC to receive a recommendation of final approval. The following changes shall be made for UDC approval, as conditioned by the Plan Commission:

- a. More subtle design elements added to the western tower at the southwest approach for pedestrian/vehicle experience, in the form of articulation or material changes;
- b. Inclusion of the original number of ground-floor walk-up dwelling units, on Bassett Street if possible, or on Johnson Street as shown in the original submittal.

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

15. [68202](#)

504-524 W Johnson Street, 308-312 N Bassett Street, and 505-527 Conklin Place; 4th Ald. Dist: 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; consideration of a conditional use in the UMX District for a multi-family dwelling with greater than eight units; and consideration of a conditional use in the UMX District for outdoor recreation, all to allow construction of a twelve-story, 144-unit apartment building.

On a motion by Solheim, seconded by Hagenow, the Plan Commission found the standards met and approved the demolition permits (ID 68201) and the conditional uses (68202) and recommended approval of the Certified Survey Map (ID 68203) subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That the applicant submit a detailed management plan for the property for approval by the Planning Division that includes the following:

- a. Move-in/move-out plan, including the details on any furnishings to be provided in each unit. This plan shall provide assurances that the usability of public streets surrounding the property will be maintained.
- b. Parking management plan, including an example lease with language pertaining to the amount of automobile and moped parking on the site, and any fees involved to lease a parking stall. This information shall be provided to all tenants, and shall include notice to all tenants that mopeds may not be stored in areas on the property except for in designated moped stalls.
- c. Trash and snow management.
- d. Management of and access to common spaces, including indoor amenities, outdoor terraces and pools.
- e. Security plan, to be reviewed by Planning Division staff in coordination with staff from the Madison Police Department.
- f. The days and hours of operation when building management staff will be on-site.
- g. The guest policy for the residential portions of the building.

- That the required reuse and recycling plan provide Habitat for Humanity - UW Chapter with right of first refusal for the reuse and recycling of items or materials within the buildings to be demolished.

- That the developer be strongly encourage include as many bedrooms with double-occupancy shared bedrooms as possible, up to the total number of bedrooms in the residential buildings to be demolished.

and the alteration of recommended condition of approval 2, to read as follows:

- Prior to the final sign-off by staff and issuance of permits for new construction, the proposal shall return to the UDC to receive a recommendation of final approval. The following changes shall be made for UDC approval, as conditioned by the Plan Commission:

- a. More subtle design elements added to the western tower at the southwest approach for pedestrian/vehicle experience, in the form of articulation or material changes;
- b. Inclusion of the original number of ground-floor walk-up dwelling units, on Bassett Street if

possible, or on Johnson Street as shown in the original submittal.

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

- 16. [68203](#) Approving a Certified Survey Map of property owned by Subtext Acquisitions, LLC located at 504-524 W Johnson Street, 308-312 N Bassett Street, and 505-527 Conklin Place; 4th Ald. Dist.

On a motion by Solheim, seconded by Hagenow, the Plan Commission recommended approval of the Certified Survey Map 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 Hagenow, 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.

- 17. [68439](#) 1713 Monroe Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a three-family dwelling.

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

- 18. [68440](#) 1128 E Washington Avenue; 6th Ald. Dist.: Consideration of a demolition permit to demolish a restaurant-tavern.

On a motion by Solheim, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the demolition permit.

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

Note: Items 19 and 21 are related and were considered together.

- 19. [68441](#) 1124-1134 Regent Street; 8th Ald. Dist.: Consideration of a demolition permit to demolish a portion of a street-facing wall of a commercial building.

On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the demolition permit.

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

- 21. [68442](#) 1124-1134 Regent Street; 8th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an outdoor eating area for a restaurant-tavern, and consideration of a conditional use in the TSS District for a walk-up service window located within ten (10) feet of a public sidewalk, all to allow conversion of a portion of a commercial building to be converted into a restaurant-tavern with outdoor eating area and walk-up service windows.

On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the conditional use.

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

Land Division

20. [68443](#) 3440 CTH N and 3475 North Star Road, Town of Cottage Grove:
Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to reconfigure three parcels into two lots.
- On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards for extraterritorial land divisions met and approved the CSM.
- A motion was made by Solheim, seconded by Fernandez, to Approve. The motion passed by voice vote/other.**

BUSINESS BY MEMBERS

There was no business by members

SECRETARY'S REPORT

Heather Stouder provided the Secretary's Report

- Filing of Statement of Interest

The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms are due on January 4, 2022. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- 5817 Halley Way - Amended PD(GDP-SIP) to construct 99-unit apartment building - Adopted subject to Plan Commission recommendation on January 4, 2022
- 5818 Gemini Drive - Amended PD(GDP-SIP) to construct 12-unit townhouse - Adopted subject to Plan Commission recommendation on January 4, 2022
- Zoning Text Amendment to amend Table 28H-1 to correct an inconsistency between the Table and Section 28.151 - Adopted subject to Plan Commission recommendation on January 4, 2022
- South Madison Plan - Amended version of plan adopted on January 4, 2022

- Upcoming Matters - January 24, 2022

- 1017 N Sherman Avenue - IG to CC-T - Rezone portion of property to allow addition to commercial building
- 6831 Odana Road - Conditional Use - Construct restaurant with vehicle access sales and service window in a planned multi-use site

- Upcoming Matters - February 7, 2022

- 4000-4150 Packers Avenue and 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
- 10451 Old Sauk Road and 621 Pioneer Road - A to TR-C3, and Preliminary Plat and Final Plat of "Fox Knoll," (expanded subdivision) creating 74 single-family lots, two outlots for public stormwater management, and one outlot for a water tower
- 1301 Regent Street - Conditional Use for a restaurant-nightclub in existing commercial building
- 6717 Odana Road - Conditional Use for animal boarding

ANNOUNCEMENTS

There were no announcements

ADJOURNMENT

A motion was made by Solheim, seconded by Hagenow, to Adjourn at 8:48 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