



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 24, 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; Christian A. Albouras; Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim and Maurice C. Sheppard

Excused: 2 - Ledell Zellers and Bradley A. Cantrell

Hagenow was chair for this meeting.

Staff Present: Heather Stouder and Tim Parks, Planning Division; Greg Fries, City Engineering Division; and Kate Smith, City Attorney's Office.

Also Present: Ald. Nasra Wehelie, District 7; Ald. Annette Figueroa Cole, District 10; Ald. Syed Abbas, District 12.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

PUBLIC COMMENT

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

** See the registrants for this meeting, which are attached to ID 69103.**

MINUTES OF THE JANUARY 10, 2022 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, February 7, 21 and March 7, 21, 2022

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.

PUBLIC HEARINGS

Subdivision

2. [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 Solheim, seconded by Fernandez, the Plan Commission recommended approval of the preliminary plat subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval with conditions 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.

Zoning Map Amendments & Related Items

3. [68639](#) Creating Section 28.022-00524 of the Madison General Ordinances to change the zoning of property located at 1017 N. Sherman Avenue, 12th Aldermanic District, from IG (Industrial - General) District to CC-T (Commercial Corridor - Transitional) District.

On a motion by Sheppard, seconded by Ald. Albouras, the Plan Commission recommended that the zoning map amendment be re-referred to the February 7, 2022 Plan Commission meeting (February 22, 2022 Common Council) to allow the applicant additional time to meet with the alder and community and to share more information on their plans for the property. The referral also requested that staff provide more information on the Wetland zoning overlay district and the CC-T and IG zoning districts. The motion to recommend re-referral passed by voice vote/ other.

The motion to recommend re-referral followed a motion by Solheim, seconded by Ald. Heck, to find the standards met and recommend approval of the zoning map amendment subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval failed on the following 3-4 vote: AYE: Ald. Albouras, Ald. Heck, Solheim; NAY: Ald. Lemmer, Fernandez, Sheppard, Spencer; NON-VOTING: Hagenow; EXCUSED: Cantrell, Zellers.

A motion was made by Sheppard, seconded by Albouras, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 2/7/2022. The motion passed by voice vote/other.

Note: Items 4 and 5 are related and were considered together

- 4. [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 Fernandez, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 68647) and Certified Survey Map (ID 68198) 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 Fernandez, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

- 5. [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 Fernandez, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 68647) and Certified Survey Map (ID 68198) 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 Fernandez, 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 Request

- 6. [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 Fernandez, seconded by Solheim, the Plan Commission referred this request to a future meeting (no date specified) pending a recommendation by the Urban Design Commission. The referral passed by voice vote/ other.

A motion was made by Fernandez, seconded by Solheim, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized recent Common Council actions, upcoming Plan Commission matters, and noted that all members of the Plan Commission have submitted their statement of interest forms.

- Filing of Statement of Interest

- Recent Common Council Actions

- 702 N Midvale Boulevard and 401 N Segoe Road - SE and PD to Amended PD(GDP) for an amended and expanded General Development Plan for Hilldale Shopping Center to include additional commercial, hotel, and residential uses - Adopted subject to Plan Commission recommendation on January 18, 2022
- 9304-9332 Tawny Acorn Dr., 560-580 Redan Dr., et al - TR-C3 to TR-P, TR-P Amendment, Preliminary Plat, and Final Plat of "Acacia Ridge Replat No. 2," replatting 100 single-family lots into 104 single-family lots and replatting two outlots for public alleys - Adopted subject to Plan Commission recommendations on January 18, 2022

- Upcoming Matters – February 7, 2022

- Adopting the Greater East Towne Plan
- 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 tenant in a multi-tenant commercial building

- Upcoming Matters – February 21, 2022

- 2206 University Avenue - Conditional Use Alteration for amended plans for a six-story mixed-use building with approx. 800 sq. ft. of commercial space and 79 apartments
- 3005 University Avenue - Demolition Permit - Demolish one-story restaurant-tavern
- Adjacent to 2862 Siggelkow Road - Extraterritorial Certified Survey Map to create one residential lot and lot for farmland preservation in the Town of Cottage Grove
- 5426 Fen Oak Drive - Certified Survey Map Referral and Conditional Use - Create two lots for future employment and construct 32,566 sq. ft. office/ warehouse/distribution facility on proposed Lot 1

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Heck, seconded by Solheim, to Adjourn at 7:42 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