



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 25, 2021

5:30 PM

****Virtual Meeting****

Some or all of the members of the body, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.

The City of Madison is holding this Plan Commission meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic.

****Note** Quorum of the Common Council may be in attendance at this meeting.**

CALL TO ORDER/ROLL CALL

Zellers was chair for this meeting.

Alders Present: Ald. Arvina Martin, Dist. 11.

Staff Present: Heather Stouder, Colin Punt, Planning Division; Matt Tucker, Zoning Administrator

Present: 9 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

Excused: 1 - Andrew J. Statz

PUBLIC COMMENT

There were no registrants for public comment.

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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

MINUTES OF THE DECEMBER 16, 2020 SPECIAL MEETING

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

MINUTES OF THE JANUARY 11, 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: February 8, 22 and March 8, 22, 2021

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. [63433](#) Discontinuing and vacating multiple public unimproved street and alley rights-of-way within the plat of Village at Autumn Lake Replat to allow the replatting of a portion the development, being located in the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)
 On a motion by Cantrell, seconded by Solheim, the Plan Commission returned this item to the Board of Public Works with a recommendation for approval. The motion passed by voice vote/other.
A motion was made by Cantrell, seconded by Solheim, 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 Text Amendments

3. [62966](#) Creating Section 28.069 to create the Regional Mixed Use (RMX) District and amending portions of Madison General Ordinances 28.021, 28.061, 28.062, 28.141, 28.151, 28.182 to add relevant provisions related to the newly created RMX District.
 On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the [substitute] zoning text amendment by voice vote/ other.
A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.
4. [63436](#) Amending Section 28.102 of the Madison General Ordinances to amend and replace maps for Well 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24, 25, 26, 27, 28, 29 and 30, and repealing Sections 28.102(9) and 28.102(20).
 On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning text amendment 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.

- 5. [63457](#) SUBSTITUTE - Repealing and Recreating Subsection entitled "Housing Cooperative" of Section 28.151 of Madison General Ordinances. Amending the definition of "Housing Cooperative" in Section 28.211, amending Table 28C-1, Table 28D-2, Table 28E-2, Table 28F-1 and Table 28G-1 of Madison General Ordinances.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning text to the Common Council with the recommendation to strike "or kitchens" from the end of paragraph (c) in the supplemental regulations for "Housing Cooperative." The motion to recommend approval with the revised language passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Zoning Map Amendments & Related Requests

Note: Items 6 and 7 are related and were considered together.

- 6. [63441](#) Creating Section 28.022 - 00486 of the Madison General Ordinances to change the zoning of properties located at 5501 Mineral Point Road and 425 - 441 Charmany Drive, 19th Aldermanic District, from SE (Suburban Employment) District to TE (Traditional Employment) District and creating Section 28.002 - 00487 of the Madison General Ordinances to change the zoning of the properties from SE (Suburban Employment) District to TSS (Traditional Shopping Street) District.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 63441) and subdivision plat (ID 63210) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

- 7. [63210](#) Approving the preliminary plat and final plat of the *Element District* subdivision on land generally addressed as 5501 Mineral Point Road and 425-441 Charmany Drive; 19th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 63441) and subdivision plat (ID 63210) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Cantrell, seconded by Lemmer, 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.

- 8. [63443](#) Creating Section 28.022-00484 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan on property located at 701 Gardener Road and 4716 Sheboygan Avenue, 11th Aldermanic District, and creating Section

28.022-00485 of the Madison General Ordinances to approve a Specific Implementation Plan for 701 Gardener Road.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of the planned development subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

Conditional Use Request, Demolition Permits & Related Requests

- 9. [63211](#) 100 N Hamilton Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish a portion of a museum to allow outdoor exhibition space and a new loading zone.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit and conditional use request 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 voice vote/other.

Note: Items 10 and 11 are related and were considered together.

- 10. [63212](#) 522 S Gammon Road and 53 West Towne Mall, 9th 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-tavern with vehicle access sales and service window at West Towne Mall.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found the standards met and approved the conditional use request 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.

- 11. [63213](#) Approving a Certified Survey Map of property owned by Seritage SRC Finance, LLC located at 53 West Towne Mall and 522 S Gammon Road; 9th Ald. Dist.

One a motion by Cantrell, seconded by Lemmer, the Plan Commission recommended to Council to approve the certified survey map subject to the comments and conditions contained in the Plan Commission materials. The motion was passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, 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.

- 12. [63309](#) 555 W Washington Avenue; 4th Ald. Dist.: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a vehicle access sales and service window.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this item to the March 22, 2021 Plan Commission meeting. The motion to approve passed by voice vote/ other.

A motion was made by Cantrell, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 3/22/2021. The motion passed by voice vote/other.

- 13. [63310](#) 2240 Keyes Avenue; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit request 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 voice vote/other.

- 14. [63474](#) 3401 University Avenue; 11th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing façade of a convenience store as part of a building expansion.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit request 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 voice vote/other.

- 15. [63475](#) 4624 Monona Drive; 15th Ald. Dist.: Consideration of a demolition permit to demolish a street-facing façade of a convenience store as part of a building expansion.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit request 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 voice vote/other.

Land Division

- 16. [63209](#) Approving a Certified Survey Map by Newcomb Construction Company of property owned by the County of Dane located at 5027-5101 Tradewinds Parkway; 16th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this item to a future meeting (no date specified) at the request of the applicant. The motion to refer passed by voice vote/ other.

A motion was made by Cantrell, 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 reported on recent actions by Common Council and provided an overview of upcoming Plan Commission matters.

- Recent Common Council Actions

- 7050-7104 Watts Road - Amended PD(GDP-SIP) to construct 8,305 square-foot restaurant-tavern - Approved subject to Plan Commission recommendation on January 19, 2021
- Amending Sections 28.061 and 28.082 to allow "Counseling/ Community Services Organization" as a permitted use in the LMC, NMX, TSS, MXC, CC-T, CC, TE, SE, SEC, and EC districts and amending the definition in Section 28.211 - Approved subject to Plan Commission recommendation on January 19, 2021
- Upheld May 11, 2020 Plan Commission decision on Edgewood High School stadium lighting on January 19, 2021
- Upheld November 23, 2020 Plan Commission to approve demolition permit and conditional uses for 4606 Hammersley Road on January 19, 2021

- Upcoming Matters – February 8, 2021

- 223 S Pinckney Street - PD(SIP) to Amended PD(GDP-SIP) - Approve amended general development plan and specific implementation plan for Judge Doyle Square to construct nine-story, 260-room hotel with restaurant-tavern and outdoor eating area
- 7102 US Highways 12 & 18 - PD(SIP) to Amended PD(GDP-SIP) - Approve amended general development plan and specific implementation plan for Rodefild Landfill to allow a vertical expansion of the east "hill" of the landfill
- 1215 Chandler Street - Conditional Use - Construct detached garage exceeding ten percent (10%) of lot area
- 1502 W Broadway - Conditional Use - Construct vehicle access sales and service window for restaurant tenant in three-story commercial building

- Upcoming Matters – February 22, 2021

- (Tentative) Triangle-Monona Bay Neighborhood Plan Amendment
- 4000-4150 Packers Avenue and 4201 N Sherman Avenue - Temp. A to SR-C2, TR-C3, TR-V2, TR-U1 and CC-T and Preliminary Plat of Raemisch Farm Development, creating 124 single-family lots and 7 lots for future multi-family or mixed-use development, two outlots to be dedicated for stormwater management and one outlot to be dedicated for public alley
- 4205 Portage Road - Temp. A to TR-U2 - Rezone for future multi-family development
- 126 Langdon Street - Demolition Permit - Final Plan Approval and Conditional Use - Construct seven-story, 106-unit apartment building
- 6602 Commercial Avenue - Final Plat of Eastwood Springs, creating six lots for multi-family development, one lot for mixed-use development, one outlot for future development, one outlot to be dedicated for public parkland, and one outlot for public stormwater management

ANNOUNCEMENTS

There were no announcements

ADJOURNMENT

**A motion was made by Cantrell, seconded by Hagenow, to Adjourn at 7:57 p.m.
The motion passed by voice vote/other.**

REGISTRATIONS

A final, complete list of persons registered for each item on the agenda will be attached to the below-listed file following adjournment of the meeting. The registrations files will be attached to the minutes of each meeting. The complete list of registrations for a particular meeting will include the meeting date in the file suffix. Registrants will no longer be entered on the minutes after each item.

17. [63113](#) Registrants for Plan Commission Meetings