



# 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](http://www.madisoncitychannel.tv).*

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Monday, November 22, 2021

5:30 PM

**\*\*Virtual Meeting\*\***

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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 - Patrick W. Heck; Christian A. Albouras; Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Maurice C. Sheppard

**Excused:** 2 - Lindsay Lemmer and Ledell Zellers

Commissioner Cantrell chaired the meeting.

Alders Present: Verveer (4), Bennett (8), Figueroa-Cole (10), Evers (13), Foster (15), Myadze (18)

Staff Present: Heather Stouder, Tim Parks, Colin Punt; Planning Division; Matt Tucker, Building Inspection Division; Kate Smith, City Attorney's Office; Christie Baumel, Mayor's Office

### 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 NOVEMBER 8, 2021 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, December 13, 2021 and January 10, 24, 2022

Special Meeting:

- Thursday, December 9, 2021 at 5:00 p.m

## PUBLIC HEARINGS

### Conditional Use Requests & Demolition Permits

Note: Items 2 and 3 are related and were considered together

2. [68397](#) 22 N Second Street; 12th Ald. Dist.: Consideration of a demolition permit to demolish an office building.

On a motion by Hagenow, seconded by Sheppard, the Plan Commission found the standards met and approved the demolition permit (ID 68397) and conditional use request (ID 67514) subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

**A motion was made by Hagenow, seconded by Sheppard, to Approve. The motion passed by voice vote/other.**
3. [67514](#) 22 N Second Street and 1954 E Washington Avenue; 12th Ald. Dist.: Consideration of an alteration to a conditional use-residential building complex in the Traditional Residential-Urban 1 (TR-U1) District to allow construction of a three-story, 24-unit apartment building.

On a motion by Hagenow, seconded by Sheppard, the Plan Commission found the standards met and approved the demolition permit (ID 68397) and conditional use request (ID 67514) subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

**A motion was made by Hagenow, seconded by Sheppard, to Approve. The motion passed by voice vote/other.**
4. [66117](#) 3340 Gregory Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence.

On a motion by Hagenow, seconded by Sheppard, the Plan Commission referred the item to a future date at the request of the applicant. The motion passed by voice vote/other.

**A motion was made by Hagenow, seconded by Sheppard, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**
5. [67540](#) 1109 Fourier Drive; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Employment Center (SEC) District for an outdoor eating area for a restaurant-tavern located in a hotel.

On a motion by Hagenow, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

**A motion was made by Hagenow, seconded by Sheppard, to Approve. The motion passed by voice vote/other.**
6. [67800](#) 222 W Gorham Street; 4th Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) District to convert a restaurant-tavern into a restaurant-nightclub.

On a motion by Hagenow, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

- 7. [67801](#) 2106 W Badger Road; 14th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for outdoor storage to allow construction of a contractors shop with outdoor storage.  

On a motion by Hagenow, seconded by Sheppard, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

**Zoning Map Amendments & Related Requests**

Note: Items 8 and 9 are related and should be considered together

- 8. [67825](#) Creating Section 28.022 - 00520, Section 28.022 - 00521, and 28.022 - 00522 of the Madison General Ordinances to change the zoning of properties located at 3953-4051 Kipp Street, 16th Aldermanic District, from A (Agricultural), IL (Industrial Limited) and CN (Conservancy) Districts to IL (Industrial Limited) and CN (Conservancy) Districts.  

On a motion by Hagenow, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 67825) and preliminary and final plat (ID 67807) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.

**A motion was made by Hagenow, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
- 9. [67807](#) Approving the preliminary plat and final plat of the *Replat of Tradesmen Commerce Park* on property addressed as 3953-4051 Kipp Street; 16th Ald. Dist.  

On a motion by Hagenow, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 67825) and preliminary and final plat (ID 67807) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.

**A motion was made by Hagenow, seconded by Sheppard, 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 10-13 are related and were considered together

- 10. [67846](#) Creating Section 28.022 - 00523 of the Madison General Ordinances to change the zoning of properties located at 216-222 N. Midvale Boulevard, 11th Aldermanic District, from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban 2) 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 67846) and Certified Survey Map (ID 67807) to the Common Council and approved the demolition permit (ID 68351) and conditional use (ID 67515) subject to the comments and conditions in the Plan Commission materials. The motion 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.**

- 11.     [68351](#)                   216 and 222 N Midvale Boulevard 11th Ald. Dist.: Consideration of a demolition permit to demolish two office buildings.

On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 67846) and Certified Survey Map (ID 67807) to the Common Council and approved the demolition permit (ID 68351) and conditional use (ID 67515) subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.

**A motion was made by Solheim, seconded by Fernandez, to Approve. The motion passed by voice vote/other.**
- 12.     [67515](#)                   216-222 N Midvale Boulevard; 11th Ald. Dist.: Consideration of a conditional use in the [proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units to allow construction of a five-story, 72-unit apartment building.

On a motion by Solheim, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 67846) and Certified Survey Map (ID 67807) to the Common Council and approved the demolition permit (ID 68351) and conditional use (ID 67515) subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.

**A motion was made by Solheim, seconded by Fernandez, to Approve. The motion passed by voice vote/other.**
- 13.     [67516](#)                   Approving a Certified Survey Map of property owned by Flad Development and Investment Corporation located at 216 and 222 N Midvale Boulevard; 11th 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 67846) and Certified Survey Map (ID 67807) to the Common Council and approved the demolition permit (ID 68351) and conditional use (ID 67515) subject to the comments and conditions in the Plan Commission materials. The motion 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.**
- 14.     [67852](#)                   Creating Section 28.022 - 00518 of the Madison General Ordinances to amend a Planned Development District at property located at 3402 Monroe Street, 13th Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00519 to approve a Specific Implementation Plan.

On a motion by Hagenow, seconded by Sheppard, the Commission found the standards met and voted to recommend to Council to adopt. The motion passed by voice vote/other.

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

Note: Items 15-17 are related and should be considered together

- 15.     [67120](#)                   SUBSTITUTE - Creating Section 28.022-00515 of the Madison General Ordinances to rezone properties located at 341 State Street, 317-321 West Gorham Street and 322 West Johnson Street, 4th Aldermanic District, from UMX (Urban Mixed Use) and DC (Downtown Core) Districts to PD(GDP) Planned Development (General Development Plan) and creating Section

28.022-00516 to approve a Specific Implementation Plan.

On a motion by Solheim, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 67120) and Certified Survey Map (ID 66600) to the Common Council and approved the demolition permit (ID 66109) subject to the comments and conditions in the Plan Commission materials, with the addition of the follow condition:

- That the applicant submit a detailed management plan to be approved by the Planning Division Director.

The motion passed by voice vote/other.

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

16. [66109](#)

341 State Street, 315-321 W Gorham Street, and 322 W Johnson Street, 4th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings as part of a proposed mixed-use redevelopment in the [proposed] Planned Development District.

On a motion by Solheim, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 67120) and Certified Survey Map (ID 66600) to the Common Council and approved the demolition permit (ID 66109) subject to the comments and conditions in the Plan Commission materials, with the addition of the follow condition:

- That the applicant submit a detailed management plan to be approved by the Planning Division Director.

The motion passed by voice vote/other.

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

17. [66600](#)

Approving a Certified Survey Map on lands owned by Urban Land Interests, 322 W Johnson Street, LLP, and McCaughey Development Associates, LLP located at 341 State Street, 315, 317 and 321 W Gorham Street and 322 W Johnson Street; 4th Ald. Dist.

On a motion by Solheim, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 67120) and Certified Survey Map (ID 66600) to the Common Council and approved the demolition permit (ID 66109) subject to the comments and conditions in the Plan Commission materials, with the addition of the follow condition:

- That the applicant submit a detailed management plan to be approved by the Planning Division Director.

The motion passed by voice vote/other.

**A motion was made by Solheim, seconded by Sheppard, 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 Text Amendments**

18. [67873](#)

SUBSTITUTE - Amending Table 28I-1 of Section 28.132 of the Madison General Ordinances to add bicycle parking as allowed in front, side and rear yard setbacks, and uncovered decks allowed in permitted setback encroachments.

On a motion by Hagenow, seconded by Sheppard, the Plan Commission recommended approval of the zoning text amendment to the Common Council by voice vote/other.

**A motion was made by Hagenow, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice**

vote/other.

19. [68079](#) SUBSTITUTE - Amending Tables 28C-1, 28D-2 and 28E-2 to change Accessory Dwelling Units (“ADU”) from a conditional use to a permitted use on all districts; Amending Table 28 G-1 to allow ADUs in Agricultural District; Amending MGO 28.151 to change required standards for ADUs; Amending MGO 28.131 to change the maximum area per lot and maximum size of ADUs; Amending MGO 28.211 to clarify the definition of ADUs; Repealing MGO 29.26(1) allowing attached ADUs to be smaller than 500 square feet.

On a motion by Heck, seconded by Sheppard, the Plan Commission recommended approval of the zoning text amendment to the Common Council by voice vote/other.

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

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Heather Stouder provided an update on recent Common Council actions and identified items on upcoming Plan Commission agendas.

### - Upcoming Matters – December 13, 2021

- 2022 Meeting Format Discussion
- 5817 Halley Way - PD to Amended PD(GDP-SIP) to construct 99-unit apartment building
- 5818 Gemini Drive - PD to Amended PD(GDP-SIP) to construct 12-unit townhouse
- 1824 S Park Street - Conditional Use - Construct outdoor eating area for restaurant-tavern and grocery
- 1017 N Sherman Avenue - IG to CC-T - Rezone portion of property to allow addition to commercial building
- Zoning Text Amendment - Amend Table 28H-1 to correct an inconsistency between the Table and Section 28.151
- 425 Woodward Drive - Conditional Use - Construct accessory buildings on a lakefront parcel
- 1401 Beld Street - Demolition Permit - Demolish a single-family residence
- 825 W Badger Road - Demolition Permit - Demolish street-facing wall of Fire Station 6
- 1529 Gilson Street - Conditional Use for general retail (bike sales and service), free-standing vending, and outdoor display use for a tenant in an existing commercial building
- 1422 MacArthur Road - Conditional Use for animal daycare
- 2219 Monroe Street - Conditional Use to construct addition to Edgewood High School
- 2402 Darwin Road - Demolition Permit - Demolish a single-family residence

### - Upcoming Matters – January 10, 2022

- 511 S Ingersoll Street - TR-C4 to PD(GDP-SIP) and Certified Survey Map Referral Approve General Development Plan, Specific Implementation Plan and CSM to create two residential lots and one institutional lot in Third Lake Ridge Hist. Dist.
- 702 N Midvale Boulevard and 401 N Segoe Road - SE and PD to Amended PD(GDP) and Demolition Permit - Approve an amended and expanded General Development Plan for Hilldale Shopping Center to include additional commercial, hotel, and residential uses following demolition of bank/office building
- 6831 Odana Road - Conditional Use - Construct restaurant with vehicle access sales and service window in a planned multi-use site
- 504-524 W Johnson Street, 308-312 N Bassett Street, 505-527 Conklin Place - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish eight residential buildings to construct 12-story, 144-unit apartment building on one lot
- 602-1202 Boyer Street, 601-1103 Boyer Street, 8825 Nelson Crossing - Preliminary Plat of University Research Park-Pioneer 1st Addition Replat, replatting Boyer Street and 14 lots for future employment into 9 lots for future employment and, creating 3 outlots for private open space and 2 outlots for

stormwater management  
- 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  
- 1713 Monroe Street - Demolition Permit - Demolish a three-family dwelling

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Solheim, seconded by Sheppard, to Adjourn at 9:12 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 (November 9, 2020--December 13, 2021)