



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, May 24, 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.

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

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

CALL TO ORDER/ROLL CALL

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

Zellers was chair for the meeting.

Staff present: Heather Stouder, Kevin Firchow, Sydney Prusak, and Chris Wells, Planning Division; Sean Malloy and Mark Winter, Traffic Engineering.

Alders present: Ald. Harrington-McKinney, District 1; Ald. Verveer, District 4; Ald. Figueroa-Cole, District 10.

PUBLIC COMMENT

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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Solheim disclosed that she previously worked for Gorman & Company, which is the listed applicant for Item 4. She stated that she did not work on this project and her association would not affect her voting or knowledge of the project.

Chair Zellers communicated that it was Sydney Prusak's last meeting as Planning Staff. The Commission and Planning Staff thanked her for her work over the years.

MINUTES OF THE MAY 10, 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: June 7, 21 and July 12, 26, 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.

NEW BUSINESS

2. [65260](#) Amending the Hanson Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to provide updated recommendations for the area located along Portage Road between Hanson Road and DiLoreto Avenue.
- On a motion by Cantrell, seconded by Heck, the Plan Commission voted to refer this item to June 21, 2021 pending a recommendation on the proposed amendment by the Transportation Policy and Planning Board. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 6/21/2021. The motion passed by voice vote/other.**

PUBLIC HEARINGS

Zoning Map Amendments

- [63216](#) SUBSTITUTE. 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-U1(Traditional Residential - Urban 1) District
- On a motion by Cantrell, seconded by Solheim, the Plan Commission voted to refer this item to June 21, 2021 (July 6, 2021 Common Council) pending revisions to the Zoning Code by the Common Council (ID 63902, tentatively scheduled for June 1, 2021 Council meeting) and the proposed amendment to the Hanson Road Neighborhood Development plan (ID 65260). The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/21/2021. The motion passed by voice vote/other.**
4. [64349](#) Creating Section 28.022 - 00492 of the Madison General Ordinances to amend a Planned Development District at property located at 9301 Crosswinds Lane, 1st Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00493 to approve a Specific Implementation Plan.
- On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission found the standards met and recommended approval of the planned development amendment subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Heck, to RECOMMEND TO**

COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

Conditional Use Requests, Demolition Permits & Related Requests

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

- 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. Heck, the Plan Commission found the standards met and approved the conditional use and demolition requests (ID 64584) and Certified Survey Map (ID 64585) subject to the comments and conditions contained in the Plan Commission materials, with the following modifications;:

- That the developer shall work with staff to substantially increase the landscaping along the S Henry Street and Railroad frontage adjacent to the right-of-way area along the podium.

The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Heck, to Approve. 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. Heck, the Plan Commission found the standards met and approved the conditional use and demolition requests (ID 64584) and Certified Survey Map (ID 64585) subject to the comments and conditions contained in the Plan Commission materials, with the following modifications;:

- That the developer shall work with staff to substantially increase the landscaping along the S Henry Street and Railroad frontage adjacent to the right-of-way area along the podium.

The motion passed by voice vote/other.

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

- 7. [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 Solheim, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions 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.

8. [64750](#) 12 N Few Street; 2nd Ald. Dist.; Urban Design Dist. 8: Consideration of a demolition permit to allow a portion of a street-facing facade to be demolished and for a two-story addition containing eight commercial spaces and eight apartments to be constructed.
- On a motion by Ald. Heck, seconded by Ald. Lemmer, the Plan Commission voted to refer this item to a future Plan Commission meeting pending final approval from the Urban Design Commission. The motion passed by voice vote/other.
- A motion was made by Heck, seconded by Lemmer, to Refer this item to the PLAN COMMISSION pending final approval from the Urban Design Commisison. The motion passed by voice vote/other.**
9. [64900](#) 1330 Sherman Avenue, 2nd Ald. Dist.: Consideration of a conditional use for lakefront development to allow reconstruction of the shelter building at Tenney Beach.
- On a motion by Cantrell, seconded by Solheim, 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 passed by voice vote/other.
- A motion was made by Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
10. [64901](#) 2742 Dahle Street; 12th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for an accessory building exceeding 576 square feet; and consideration of a conditional use for an accessory building exceeding ten percent (10%) of lot area to allow construction of a detached garage
- On a motion by Cantrell, seconded by Solheim, 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 passed by voice vote/other.
- A motion was made by Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
11. [64902](#) 1921 E Mifflin Street; 12th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for an accessory dwelling unit to allow an existing accessory building to be converted into an accessory dwelling unit
- On a motion by Cantrell, seconded by Solheim, 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 passed by voice vote/other.
- A motion was made by Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
12. [64903](#) 6501 Watts Road; Urban Design Dist. 2; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a school to allow a portion of an office building to be converted into a private school
- On a motion by Cantrell, seconded by Solheim, 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 passed by voice vote/other.
- A motion was made by Cantrell, seconded by Solheim, 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 recent Common Council actions and upcoming Plan Commission matters.

- 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 for 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 & 581 D'Onofrio Drive - 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

- Upcoming Matters – June 21, 2021

- 6201 Mineral Point Road - Amended PD(GDP-SIP) and Demolition Permit - Demolish skilled nursing facility and construct new skilled nursing facility at Oakwood Village University Woods campus
- 204 N Few Street - Conditional Use to convert accessory building into accessory dwelling unit
- 403 S Ingersoll Street - Conditional Use to convert commercial building into mixed-use building with 1,130 sq. ft. of commercial space (coffeehouse) and one apartment
- 809 Williamson Street - Conditional Use for an outdoor eating area for restaurant-tavern
- 640 W Washington Avenue - Conditional Use for an outdoor eating area for restaurant-tavern
- 824-826 E Johnson Street - Demolition Permit and Conditional Use - Partial demolition of residence to expand and convert existing commercial and residential buildings into restaurant-tavern
- 2302 Packers Avenue - Conditional Use for an outdoor eating area for restaurant-tavern
- 5404 Woodley Lane - Demolition Permit - Demolish single-family residence and construct new single-family residence

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Cantrell, seconded by Albouras, to Adjourn at 7:53 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