



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, August 9, 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.

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; Ledell Zellers; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim and Bradley A. Cantrell

Excused: 1 - Kathleen L. Spencer

Ledell Zellers was chair for the meeting.

Staff Present: Kevin Firchow and Chris Wells, Planning Division; Chris Petykowski and Lauren Striegl, City Engineering.

Also Present: Ald. Regina Vidaver, District 5.

PUBLIC COMMENT

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

There were no registrants under this item.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by the Commission.

MINUTES OF THE JULY 26, 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: August 23 and September 20, 2021

Special Meetings:

- Urban Design Commission Virtual Bus Tour: August 25, 2021 at 4:30 p.m.
- Plan Commission Work Session: September 30, 2021 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.

ROUTINE BUSINESS

- 2. [66666](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required to construct storm water management and storm sewer facilities to alleviate flooding issues in the western portion of the Hawks Landing subdivision, in the City of Madison, Dane County, Wisconsin. (1st AD)

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

West High School-Related Requests

Note: Items 3 - 5 relate to the West High School campus east of Highland Avenue and were considered together. Item 6 is related to West HS but located on a different zoning lot west of Highland Avenue; it was considered as a separate public hearing.

- 3. [66448](#) Creating Section 28.022 - 00514 of the Madison General Ordinances to change the zoning of property located at 2436 Regent Street, 5th Aldermanic District, from TR-C2 (Traditional Residential-Consistent 2) District to CI (Campus Institutional) District

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards were met and recommended approval of the zoning map amendment (File ID #66488) and approved the demolition permit and conditional uses (File ID #65850) subject to the comments and conditions contained in the Plan Commission materials and the following revised condition:

- That Land Use Condition #27 of the August 9 staff report be revised to state: "Provide a building setback of 5 feet on the Regent Street side, or utilize a no-build easement in order to maintain a distance of 15 feet from the building to the curb. This condition is intended to provide compliance with applicable setback regulations and is not introducing a standard beyond what is in the Zoning Code."

The motion passed 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.

- 4. [65850](#) 30 Ash Street and 2300-2436 Regent Street; 5th Ald. Dist.: Consideration of a demolition permit to demolish a retail building at 2436 Regent Street; consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for additions to an existing building that exceed

4,000 square feet in floor area; consideration of a conditional use in a CI District without a campus master plan for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building; and consideration of a conditional use in the CI District for development greater than three (3) stories and 68 feet in height, all to allow construction of additions to West High School as well as site changes, including the addition of a new turf football field.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards were met and recommended approval of the zoning map amendment (File ID #66488) and approved the demolition permit and conditional uses (File ID #65850) subject to the comments and conditions contained in the Plan Commission materials and the following revised condition:

- That Land Use Condition #27 of the August 9 staff report be revised to state: "Provide a building setback of 5 feet on the Regent Street side, or utilize a no-build easement in order to maintain a distance of 15 feet from the building to the curb. This condition is intended to provide compliance with applicable setback regulations and is not introducing a standard beyond what is in the Zoning Code."

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.

5. [65851](#)

Approving a Certified Survey Map of property owned by the Madison Metropolitan School District generally located at 30 Ash Street and 2436 Regent Street; 5th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the certified survey map (ID 65851) 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 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.

6. [66822](#)

105 Grand Avenue/ 2500 Regent Street; 5th Ald. Dist.: Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building to allow modifications to the outdoor athletic fields for West High School.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

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

Conditional Use Requests & Demolition Permits

7. [65852](#)

2222 E Washington Avenue; 12th Ald. Dist.: Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for additions to an existing building that exceed 4,000 square feet in floor area; and consideration of a conditional use in a CI District without a campus master plan for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building, all to allow construction of additions to East High School as well as site changes, including the addition of a new turf football field.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

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

8. [66110](#) 507 Davidson Street; 15th 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 that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

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

9. [66111](#) 517-521 Cottage Grove Road; 15th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District to allow free-standing vending in the parking lot of a tavern.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this request to a future Plan Commission meeting at the request of the applicant.

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

10. [66112](#) 1729 Schlimgen Avenue; 12th 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 that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

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

11. [66113](#) 1620 Waunona Way; 14th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for an accessory building exceeding 576 square feet; and consideration of a conditional use for an accessory building to be constructed on a lakefront parcel.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

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

12. [66115](#) 1621 Capital Avenue; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for accessory buildings exceeding 1,000 square feet of floor area

On a motion by Cantrell, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

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

13. [66119](#) 3570-3578 E Washington Avenue; 15th Ald. Dist.: Consideration of a demolition permit to demolish two single-family residences and a two-family residence with no proposed use.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.
- A motion was made by Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**

Zoning Text Amendment

Note: Ald. Brian Benford, Dist. 6, sponsored the text amendment ordinance, which was introduced at the July 6, 2021 Common Council meeting. However, following a July 29 neighborhood meeting, Ald. Benford has requested that the proposed amendment be placed on file without prejudice.

14. [65765](#) Creating Section 28.134(6) of the Madison General Ordinances to create the Williamson Street Maximum Building Heights.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended to the Common Council that this item be placed on file without prejudice. That motion passed by voice vote / other.
- A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**

BUSINESS BY MEMBERS

Ald. Heck welcomed new Commissioner Tony Fernandez.

Ald. Heck asked if materials for the upcoming Virtual bus tour had been distributed. Staff confirmed that they had not but would be shortly.

Zellers and Solheim announced that they would both not be present at the September 20, 2021 regular meeting. Zellers stated that Cantrell would be chair for that meeting.

SECRETARY'S REPORT

Kevin Firchow summarized the upcoming matters for the Plan Commission.

- Recent Common Council Actions

- 222-232 E Olin Avenue - Rezoning from SE to TE to construct eighteen-story mixed-use building with 16,000 sq. ft. of commercial space and 290 apartments - Placed on file without prejudice on August 3, 2021 consistent with Plan Commission recommendation
- 4000-4150 Packers Avenue 4201 N Sherman Avenue - Rezoning from Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat of Raemisch Farm Development - Motion to approve failed at August 3, 2021 Common Council meeting
- 10554 Mineral Point Road - Final Plat of Westwind, creating 70 single-family lots, four outlots dedicated to the public for stormwater management, and one outlot for future development - Adopted on August 3, 2021 subject to Plan Commission recommendation
- 609-621 Pine Street and 1505 Beld Street - Rezoning from CC-T to TR-C2 to correct a map error - Adopted on August 3, 2021 subject to Plan Commission recommendation

The Plan Commission asked a question about the Common Council's deliberation of the Raemisch Farm item (4000-4150 Packers Avenue 4201 N Sherman Avenue). Staff referred the Commission to the meeting recording for more information.

- Upcoming Plan Commission Matters – August 23, 2021

- (Tentative) Odana Area Plan (ID 66098)
- 1858-1890 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial center and auto repair facility to construct six-story mixed-use building with 15,000 sq. ft. of comm. space and 290 apartments on one lot (Request for relief from July 26 conditions of approval)
- 5535 University Avenue - Demolition Permit and Conditional Use - Demolish grocery store to construct a four-story mixed-use building with 2,735 square feet of commercial space and 66 apartments
- (Tentative) 3030 Ohmeda Drive - Create four industrial lots and one outlet
- 421 Charmany Drive - Conditional Use - Construct a six-story mixed-use building with 179 dwelling units and 4,400 square feet of retail space
- 425 Charmany Drive - Conditional Use - Construct five-story, 157,000 sq. ft. laboratory facility w/ retail-restaurant space
- 1040 Williamson Street - Conditional Use - Construct accessory building with accessory dwelling unit
- 515-527 S Gammon Road - Conditional Use - Construct a drive-thru in an existing commercial building
- 521 N Sherman Avenue - Conditional Use - Convert existing retail space into a commercial kitchen
- 718 Dearholt Road - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 910 Pebble Beach Drive - Conditional Use - Construct an accessory building exceeding 1,000 square feet of lot area
- 1123 Merrill Springs Road - Conditional Use - Construct an accessory building exceeding 800 square feet
- 1915 S Stoughton Road - Conditional Use - Allow a brewery in an existing building
- 2737 Myrtle Street - Conditional Use - Construct an accessory building exceeding 10% of lot area
- 5521 Odana Road - Conditional Use - Allow bakery, drive-thru, and outdoor eating area at an existing building
- 1435 Morrison Street - Demolition Permit and Conditional Use - Demolish an existing two-unit residence and construct a new single-family residence on a lakefront parcel

- Upcoming Matters – September 20, 2021

- 201 S Gammon Road - Conditional Use - Renovate and construct additions to Memorial High School
- 114 W Wilson Street/ 115 W Doty Street/ 215 S Hamilton Street - Amended PD(GDP-SIP) - Renovation of Dane County Public Safety Building and construction of a seven-story, 280,000 sq. ft. jail addition along W Wilson Street
- 341 State Street, 317-321 W Gorham Street and 322 W Johnson Street - UMX and DC to PD(GDP-SIP), Demolition Permit, and Certified Survey Map Referral - Demolish four commercial buildings to construct a ten-story mixed-use building with 386 dwelling units and 23,229 square feet of retail space; create one lot for mixed-use development
- 501 E Badger Road - Demolition Permit & Conditional Use - Renovate and construct additions to the Southside Elementary School (currently Badger Rock Middle School)
- 2410 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence and accessory building on a lakefront parcel
- Zoning Text Amendment - Create Section 28.101, Mission Camp (MC) District, amend Section 28.211 to define Mission Camp, and amend Section 28.151 to provide supplemental regulations for Mission Camps
- Zoning Text Amendment - Create Sec. 28.070, Tiny House Village (THV) District, amend Sec. 28.061, Table 28D-2, to include the THV District and specific uses within that district, amend Sec. 28.211, Definitions, to create a definition of Tiny House Village and Tiny House, and amend Sec. 28.151, Supplemental Regulations, to provide regulations for Tiny House Villages
- Zoning Text Amendment - Amend Section 28.151, Supplemental Regulations, Portable Shelter Mission, to allow a governmental entity to establish a portable shelter mission and to update references to the Wisconsin Administrative Code and amend Chapter 28, Tables 28C-1, 28D-2, 28E-2, 28F-1, and 28G-1 to allow Portable Shelter Mission as a permitted accessory use in all zoning districts

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Solheim, to Adjourn at 5:56 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