



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, November 9, 2020

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.

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

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

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

Zellers was chair for this meeting.

Alders Present: Ald. Mike Verveer, Dist. 4; Ald. Syed Abbas, Dist. 12; Ald. Grant Foster, Dist. 15; Ald. Keith Furman, Dist. 19.

Staff Present: Heather Stouder, Colin Punt, Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Stacie Reece, City Engineering Division; Tom Lynch, Dept. of Transportation; Jim O'Keefe and Linette Rhodes, Community Development Division.

PUBLIC COMMENT

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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Solheim disclosed that she used to work for the applicant for Item 11, but that it would not affect her decision.

MINUTES OF THE OCTOBER 19, 2020 REGULAR MEETING

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

MINUTES OF THE OCTOBER 29, 2020 SPECIAL 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: November 23 and December 14, 2020

Special Working Session: December 16, 2020, 5:00-8:00 p.m. (Virtual Meeting)

AGENDA 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.** [62608](#) Authorizing the execution of an Electric Transmission Line Easement by the City of Madison in favor of American Transmission Company, LLC, and its manager ATC Management Inc, granting easement rights for an existing transmission line in Highland Manor Park, located at 10 Manor Drive. (14th AD)

A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

- 3.** [62624](#) Authorizing the execution of a Permanent Limited Easement for Sanitary Sewer Purposes, together with a Temporary Limited Easement for Sanitary Sewer Construction by the City of Madison to Madison Municipal Sewerage District, granting easement rights over portions of Indian Hills Park, located at 5001 Flambeau Road and 801 Merrill Springs Road. (19th AD)

A motion was made by Cantrell, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

PUBLIC HEARING ITEMS

Milwaukee Street-Related Items

- 4.** [61589](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the current and future City of Madison generally located north of Milwaukee Street between N Fair Oaks Avenue and West Corporate Drive consistent with recommendations in the adopted

Milwaukee Street Special Area Plan.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended re-referral of this matter to November 23, 2020 (December 1, 2020 Common Council) to allow Item 5 (ID 62174) to be re-noticed. 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 November 23, 2020. The motion passed by voice vote/other.

5. [62174](#)

Creating Section 28.022 - 00461 of the Madison General Ordinances to rezone properties located at 3614-3700 Milwaukee Street and 102-122 West Corporate Drive, 15th Aldermanic District, from CN (Conservancy District), TR-C1 (Traditional Residential-Consistent 1 District) and IL (Industrial-Limited District) to TSS (Traditional Shopping Street) District,; creating Section 28.022 - 00462 to rezone portions of those properties from CN, TR-C1, and IL to TR-U1 (Traditional Residential-Urban 1) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended re-referral of this matter to November 23, 2020 (December 1, 2020 Common Council) to allow the item to be re-noticed. The motion passed by voice vote/other.

A motion was made to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by November 23, 2020. The motion passed by voice vote/other.

Zoning Text Amendments

6. [61929](#)

SUBSTITUTE - Amending Sections 28.211, 28.061, 28.072, 28.082 and 28.091 and Creating Section 28.141(8)(e) of the Madison General Ordinances to create a new use, Electric Vehicle Charging Facility, and to require that certain parking facilities are constructed or reconstructed to include a specified amount of Electric Vehicle Ready Spaces and Electric Vehicle Installed Spaces.

On a motion by Ald. Heck, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of a second substitute for the zoning text amendment to revise the proposed ordinance as follows:

- Amend proposed language in Section 28.141(8)(e)1. of the current substitute as follows:
 "1. Applicability. The requirements of this subdivision shall apply to any new parking facility, or to any parking facility that is expanded by 50%, as measured in parking spaces being created after January 1, 2021. A parking facility may be maintained or reconstructed without triggering the requirements of this subdivision. However, where more than 50% 10,000 square feet of the paving and base in place on January 1, 2021 is removed from an existing parking lot and new paving and base is installed, these requirements shall apply."

The motion to recommend approval of the second substitute passed by voice vote/ other.

The motion to recommend approval superseded an earlier motion by Cantrell, seconded by Ald. Rummel, to recommended approval of the current substitute for the zoning text amendment.

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

- 7. [62436](#) Amending portions of Madison General Ordinance 28.061 to allow Mission House as a Permitted/Conditional Use in the CC and CC-T Districts and amending Madison General Ordinance 28.151 to require that mission houses operating as permitted use must receive funding from and enter into a service delivery contract with the City of Madison.

On a motion by Rummel, seconded by Cantrell, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/ other.

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

- 8. [62737](#) Amending Madison General Ordinance 28.151 to allow a dwelling space to be located alongside a work space in a Live/Work unit.

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.

Zoning Map Amendments & Related Requests

Note: Items 9 and 10 were considered together as one hearing as one hearing

- 9. [60914](#) Creating Section 28.022 - 00454 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022 - 00457 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended referral of the zoning map amendment (ID 60914) and preliminary plat (ID 60683) to December 14, 2020 (January 5, 2021 Common Council) at the request of the applicant. 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 December 14, 2020. The motion

passed by voice vote/other.

- 10. [60683](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended referral of the zoning map amendment (ID 60914) and preliminary plat (ID 60683) to December 14, 2020 (January 5, 2021 Common Council) at the request of the applicant. The motion 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 December 14, 2020. The motion passed by voice vote/other.

- 11. [62136](#) Creating Section 28.022 - 00466 of the Madison General Ordinances to amend a Planned Development District at properties located at 6145-6301 Mineral Point Road, 19th Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00467 to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the standards met and recommended approval of the amended planned development subject to the amended October 30, 2020 plans, the revised Planning Division conditions in the November 9, 2020 addendum, and the conditions from reviewing agencies in the staff report dated October 19, 2020. The motion to recommend approval passed by voice vote/ other.

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

Note: Items 12 and 13 were considered together as one hearing

- 12. [62137](#) SUBSTITUTE. Creating Sections 28.022 - 00468 of the Madison General Ordinances to change the zoning of properties located at 1-19 North Pinckney Street, 120 East Washington Avenue and 22 North Webster Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00469 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the planned development (ID 62137) and demolition permit and conditional use (ID 61820) 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 Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

- 13. [61820](#) REVISED - 1-19 N Pinckney Street, 120 E Washington Avenue, and 22 N Webster Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish six commercial buildings, and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit as part of a planned redevelopment in Planned Development (PD) zoning.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the planned development (ID 62137) and demolition permit and conditional use (ID 61820) 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 Solheim, to Approve. The motion passed by voice vote/other.

Note: Items 14 and 15 were considered together as one hearing

- 14. [62396](#) Creating Section 28.022 - 00473 of the Madison General Ordinances to change the zoning of properties located at 540-550 Redan Drive and 804-836 Seven Winds Trail, 9th Aldermanic District, from TR-C3 (Traditional Residential-Consistent 3) District to TR-P (Traditional Residential-Planned) District, and amending the TR-P Plan for the "Acacia Ridge" subdivision.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 62396) and subdivision plat (ID 62097) 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 Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

- 15. [62097](#) Approving the preliminary plat and final plat of *Acacia Ridge Replat No. 1* on property generally addressed as 540-550 Redan Drive, 804-836 and 809-837 Seven Winds Trail; 9301-9321 and 9403-9419 Clear Rise Boulevard, and 9402-9418 Tawny Acorn Drive; 9th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 62396) and subdivision plat (ID 62097) 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 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.

- 16. [62411](#) Creating Section 28.022 - 00474 of the Madison General Ordinances to assign zoning to properties located north of Siggelkow Road between Interstate 39/90 and the eastern town line at CTH AB as A (Agricultural) District and PR (Parks and Recreation) District, hereinafter referred to as "Area B"; creating Section 28.022 - 00475 to assign zoning to properties located along and south of Femrite Drive east of Interstate 39/90 as IL (Industrial-Limited) District, hereinafter referred to as "Area C"; and creating Section 28.022 - 00476 to assign zoning to properties bounded by the Union Pacific Railroad right of way on the north, the township line with Cottage Grove on the east, Femrite Drive on the south, and Interstate 39/90 on the west as A (Agricultural) District, CN (Conservancy) District, SR-C1 (Suburban Residential - Consistent District 1) District, SR-C3 (Suburban Residential - Consistent District 3) District, CC-T (Commercial Corridor-Transitional) District, and IL (Industrial-Limited) District, hereinafter referred to as "Area D"; all located in the 16th Aldermanic District.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the standards met and recommended approval of the zoning map amendment. The motion to recommend approval passed by voice vote/ other.

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

- 17. [62435](#) Creating Section 28.022 - 00477 of the Madison General Ordinances to change the zoning of property located at 4502 Milwaukee Street, 15th Aldermanic District, from SR-V2 (Suburban Residential-Varied 2) District to CC-T (Commercial Corridor-Transitional) District.

On a motion by Cantrell, seconded by Ald. Rummel, the Plan Commission found the standards met and recommended approval of the zoning map amendment. The motion to recommend approval 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.

TR-P Master Plan Amendment & Subdivision

Note: Items 18 and 19 were considered together as one hearing

- 18. [62873](#) 2004-2116 and 2103-2315 Autumn Lake Parkway, 2031-2143 and 2124-2136 Waterfall Way, et al; 17th Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan for the "Village at Autumn Lake" subdivision to allow construction of 86 single-family residences 48 two-family dwelling-twin homes on 134 lots.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the TR-P master plan amendment (ID 62873) and subdivision plat (ID 62131) 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 Solheim, to Approve. The motion passed by voice vote/other.

- 19. [62131](#) Approving the preliminary plat and final plat of *Village at Autumn Lake Replat No. 5* on property generally addressed as 2004-2116 and 2103-2315 Autumn Lake Parkway, 2031-2143 and 2124-2136 Waterfall Way, et al; 17th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the TR-P master plan amendment (ID 62873) and subdivision plat (ID 62131) 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 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 Requests, Demolition Permits & Related Requests

Note: Items 20 and 21 were considered together as one hearing

- 20. [61669](#) 1313 Regent Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District to construct a mixed-use building with greater than 24 dwelling units; consideration of a mixed-use building with less than 75% non-residential ground floor area; consideration of a rear or side yard height transition to residential districts exceeding the height and/or ratio limitation; consideration of a building that exceeds three stories and 40

feet in feet and height; consideration of a building exceeding 25,000 square-feet of floor area for a mixed-use or multi-tenant building; consideration of an alteration to an outdoor eating area associated with a food and beverage establishment; consideration of an alteration to an outdoor recreation area (sand volleyball); and consideration of a parking reduction of more than 20 vehicle parking spaces and 25% or more of the required parking all to allow a three-story addition above and behind an existing 10,377 square-foot one-story commercial building, containing 63 apartments, 23 surface parking stalls, and 37 underground parking stalls.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found the standards met and approved the conditional use request (ID 61669) and Certified Survey Map (ID 61680) 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.

21. [61680](#)

Approving a Certified Survey Map of property owned by FCS Plan B, LLC located at 1313 Regent Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found the standards met and approved the conditional use request (ID 61669) and Certified Survey Map (ID 61680) 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.

22. [62091](#)

REVISED - 2418 Allied Drive; 10th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Varied 1 (SR-V1) District for a residential services office

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 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.

23. [62096](#)

402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street; Urban Design Dist. 4; 2nd Ald. Dist.: Consideration of a demolition permit to allow seven buildings to be demolished; consideration of a conditional use in the Urban Mixed-Use (UMX) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use in the UMX District for outdoor recreation; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use to construct two additional stories in Area H of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), all to allow construction of a ten-story, mixed-use building containing 1,200 square feet of commercial space and 148 apartments.

On a motion by Cantrell, seconded by Sundquist, 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 on the following 7-1 vote: AYE: Ald. Heck, Ald. Lemmer, Cantrell, Hagenow, Solheim, Spencer, Sundquist; NAY: Ald. Rummel; NON-VOTING: Zellers; EXCUSED: Statz.

A motion was made by Cantrell, seconded by Sundquist, to Approve. The motion passed by the following vote:

Ayes: 7 - Lindsay Lemmer; Patrick W. Heck; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

Noes: 1 - Marsha A. Rummel

Excused: 1 - Andrew J. Statz

Non Voting: 1 - Ledell Zellers

24. [62308](#) 5707 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence to create open space for adjacent educational facility.

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 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.

25. [62309](#) 1701 McKenna Boulevard; 20th Ald. Dist.: Consideration of an alteration to an approved conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to allow construction of an addition to a building or structure with floor area exceeding 10,000 square feet in floor area.

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 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.

26. [62310](#) 2012 Waunona Way; 14th Ald. Dist.: Consideration of a demolition permit to allow a single-family residence to be demolished; consideration of a conditional use for a new single-family residence and accessory building to be constructed on a lakefront parcel; consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for an accessory building exceeding 576 square feet; consideration of a conditional use in the TR-C1 District for 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 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.

27. [62311](#) 2001 Atwood Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a tasting room.

On a motion by Cantrell, seconded by Solheim, the Plan Commission placed this matter on file without prejudice by voice vote/ other. The applicant withdrew their request.

A motion was made by Cantrell, seconded by Solheim, to Place On File Without Prejudice. The motion passed by voice vote/other.

- 28. [62312](#) 2501 S Stoughton Road; 16th Ald. Dist.: Consideration of a demolition permit final plan approval and conditional use in the Industrial-Limited (IL) District to allow construction of a restaurant/ coffee shop with vehicle access sales and service window.

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 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.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized recent Common Council actions and upcoming Plan Commission matters.

- Recent Common Council Actions

- 754-904 Felland Road - Rezoning from SR-C1, SR-C3, SR-V2, and TR-U1 to SR-C1, SR-C3 and TR-U1 for the Jannah Village subdivision - Approved on October 20, 2020 subject to Plan Commission recommendation
- Zoning Text Amendment - Amend Subsection (4) and Subdivision (4)(a), entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.053 entitled "Traditional Residential-Planned (TR-P) District"
- 209 Cottage Grove Road - Rezoning from CC-T to NMX and CSM of 109-209 Cottage Grove Road & 3900 Monona Drive to create one lot for mixed-use development - Referred on October 20 to the Council meeting of November 17, 2020 for reconsideration

- Upcoming Plan Commission Matters - November 23, 2020

- 6101 Mineral Point Road - MXC to SE, Demolition Permit and Conditional Use - Demolish educational facility to construct private parking facility
- 7601 Mineral Point Road - Amended PD(GDP-SIP) and Demolition Permit - Construct four-story, 61-unit apartment building
- 1224 S Park Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish commercial building to construct five-story mixed-use building with 4,000 sq. ft. of commercial space and 62 apartments, with one-lot CSM
- Zoning Text Amendment - Amending Section 28.068(3)(a) to allow front yard setbacks for planned multi-use sites in the Commercial Center (CC) District to be measured from interior private access roads.
- 9703 Paragon Street - Conditional Use - Construct residential building complex with 71 apartments in two buildings and pool on future Lot 7 of approved Paragon Place Addition No. 1 plat, and 12 apartments in three buildings on future Lot 8 of Paragon Place Addition No. 1
- 502 Leonard Street - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 619-621 N Lake Street - Demolition Permit and Conditional Use - Demolish two fraternity houses to construct eight-story residential building to contain a fraternity and 20 apartments
- 803 South Shore Drive - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 4606 Hammersley Road - Demolition Permit and Conditional Use - Demolish warehouse to construct three-story mixed-use building with 1,750 sq. ft. of commercial space and 53 apartments

- Upcoming Plan Commission Matters - December 14, 2020

- 7050-7104 Watts Road - PD(GDP) to PD(SIP) - Construct 8,305 square-foot restaurant-tavern
- 675 S Whitney Way - Conditional Use - Construct vehicle access sales and service window for grocery store

- 3801 E Washington Avenue - Conditional Use - Construct vehicle access sales and service window for grocery store
- 2402-2410 Packers Avenue - Demolition Permit and Conditional Use - Demolish storage building to create parking for adjacent auto body shop
- 4801 Buckeye Road - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 9801 Silicon Prairie Pkwy - Conditional Use - Construct personal indoor storage facility

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Lemmer, to Adjourn at 12:40 a.m., Tuesday, November 10, 2020. 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