



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, October 18, 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; Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim and Bradley A. Cantrell

Non Voting: 1 - Ledell Zellers

Ledell Zellers was chair for the meeting.

Staff Present: Heather Stouder and Chris Wells, Planning Division; Matt Tucker, Building Inspection Division; Jim O'Keefe, Community Development Division; Brent Pauba and Stephen King, City Engineering Division; and Jamar Gary, Madison Police Department.

Also Present: Ald. Currie, District 16, and Ald. Figueroa Cole, District 10.

PUBLIC COMMENT

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

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no disclosures or recusals by the Commission.

Chair Zellers informed the Plan Commission that Maurice Sheppard would be joining the Plan Commission, pending the approval of his nomination by the Common Council.

MINUTES OF THE SEPTEMBER 30, 2021 SPECIAL MEETING

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

MINUTES OF THE OCTOBER 4, 2021 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, November 8, 22, and December 13, 2021

Special Meeting:
- Thursday, December 9, 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. [67596](#) Authorizing the City of Madison to accept ownership of art sculptures from the Friends of Sid Boyum, to be placed on City-owned property, in exchange for ongoing maintenance of the sculptures by an established Neighborhood Association, after City staff review and approval of the sculptures and their locations at the time of each request. (6th 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.

3. [67718](#) SECOND SUBSTITUTE - Amending the 2021 Adopted Parks Division Capital Budget and Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Cherokee Park, Inc. for the City's purchase of approximately 22 acres located at the southeast corner of N. Sherman Avenue and Wheeler Road for the expansion of Whitetail Ridge Park and the preservation of urban forest canopy.
A motion was made by Cantrell, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

PUBLIC HEARINGS

Zoning Map Amendment

4. [67412](#) Creating Section 28.022-00517 of the Madison General Ordinances to change the zoning of property located at 3202 Dairy Drive, 16th Aldermanic District, from IL (Industrial Limited) District to MC (Mission Camp) District.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended Council adopt the zoning map amendment (ID 67412). 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.**

Conditional Use Requests, Demolition Permits & Related Requests

5. [67052](#) 2300 S Park Street; 14th Ald. Dist.; Urban Design Dist. 7: Consideration of a demolition permit to demolish the north wing of the Village on Park commercial center to create additional parking for the campus.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions 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.**

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

6. [67274](#) 8033-8101 Excelsior Drive; 9th Ald. Dist.: Consideration of a demolition permit to demolish an office building to allow an expansion of an adjacent office building.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions 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.**
7. [67275](#) Approving a Certified Survey Map of property owned by University of Wisconsin Credit Union located at 8033-8101 Excelsior Drive; 9th Ald. Dist.
- On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended to Council approval of the CSM (ID 67275) 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 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 8-10 are related and were considered together

- 8. [67916](#) 2002-2004 Winnebago Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish a one-story commercial building.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

- 9. [67276](#) 2002-2004 Winnebago Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a building exceeding three stories and 40 feet in height; and consideration of a conditional use in the TSS District for a building with non-residential uses occupying less than 50 percent of the ground-floor frontage facing the primary street, including all frontage at a street corner, to allow construction of a four-story mixed-use building with approximately 1,050 square feet of commercial space and 24 apartments.

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

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

- 10. [67277](#) Approving a Certified Survey Map of property owned by John Fontain, Inc. located at 2002 Winnebago Street; 6th Ald. Dist.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission recommended to Council approval of the CSM (ID 67277) 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 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.

- 11. [67278](#) 466 Orchard Drive; 10th 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 subject to the comments and conditions 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. [67279](#) 1501 Monroe Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a mixed-use building containing more than 48 dwelling units to allow a hotel to be converted into a mixed-use building containing 3,000 square feet of commercial space and 50 apartments.

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 passed by voice vote/other.

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

13. [67280](#)

6722 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for animal boarding.

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 passed by voice vote/other.

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

Subdivision

14. [67273](#)

Approving the revised preliminary plat and final plat of *The American Center Eastpark Fourth Addition* on property addressed as 4902 Eastpark Boulevard; 17th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended to Council to approve the plat (ID 67273) 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 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.

BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- 2022 Joint Urban Design Commission/ Plan Commission Schedule

- Recent Common Council Actions

- Repealing and recreating Section 28.185 - Demolition and Removal Permits - Common Council adopted Second Substitute of ordinance on October 5, 2021

- Upcoming Matters – November 8, 2021

- 341 State Street, 315-321 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; and create one lot for mixed-use development
- 804 Felland Road - Conditional Use - Construct residential building complex containing 134 units in three apartment buildings on Lots 1 and 2 of forthcoming Jannah Village plat and 103 rowhouse units in 19 buildings and pool and clubhouse on Lots 3 and 4 of Jannah Village
- 5802 Odana Road - Demolition Permit - Demolish street-facing façade of auto sales facility to allow construction of a new façade in Urban Design Dist. 3
- 6501 Watts Road - Conditional Use - Request revised condition(s) of approval for a conditional use to convert a portion of an office building into a private school
- 1109 Fourier Drive - Conditional Use - Construct outdoor eating area for restaurant-tavern in a hotel
- 555 W Mifflin Street - Demolition Permit - Demolish a one-story commercial building

- Upcoming Matters – November 22, 2021

- 22 N Second Street and 1954 E Washington Avenue - Demolition Permit and Conditional Use - Demolish office building to construct three-story, 24 apartment building in a residential building complex with three other residential buildings
- 3402 Monroe Street - PD to Amended PD(GDP-SIP) - Amend General Development Plan and Specific Implementation Plan to allow the existing bed & breakfast campus to be used as a community living arrangement, adult family home, and adult daycare
- 216-222 N Midvale Blvd. - SE to TR-U2, Demolition Permit, Conditional Use, and CSM Referral - Demolish two office buildings to construct five-story, 72 apartment building on one lot

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Cantrell, seconded by Heck, to Adjourn at 6:50 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