



# 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, October 4, 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:** 9 - Lindsay Lemmer; Patrick W. Heck; Christian A. Albouras; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim and Bradley A. Cantrell

Zellers was chair for this meeting.

Hagenow arrived after approval of the September 20 minutes.

Economic Development Committee Members Present: Ald. Nasra Wehelie; Seth Lentz; Wayne Harris, Karina Mendoza, Donna Moreland, and Kaba Bah.

Staff Present: Heather Stouder, Bill Fruhling, Angela Puerta, Jeff Greger, Ryan Jonely, Linda Horvath, Rebecca Cnare, and Tim Parks, Planning Division; Tom Otto and Matt Mikolajewski, Economic Development Division.

Also Present: Ald. Tag Evers, District 13; and Ald. Sheri Carter, District 14.

### PUBLIC COMMENT

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

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

### MINUTES OF THE SEPTEMBER 20, 2021 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: October 18 and November 8, 22, 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.

## SPECIAL ITEMS OF BUSINESS

2. [66918](#) Planning Division staff update on the Greater East Towne Area Plan  
  
Planning staff provided an update on the progress of the Greater East Towne Area Plan. Following a presentation and discussion, no action was taken.  
  
**This Discussion Item was Discussed and continued**
  
3. [67570](#) Planning Division staff update on the South Madison Plan and October 2022 Final Attachment of the Town of Madison  
  
Planning staff provided an update on the October 2022 final attachment of the Town of Madison and an update on the progress of the South Madison Plan. Following a presentation and discussion, no action was taken.  
  
**This Discussion Item was Discussed and continued**

## ROUTINE BUSINESS

4. [67407](#) Authorizing the City of Madison to accept ownership of certain improvements from the Junction Ridge Neighborhood Association, which will create a neighborhood oasis in Junction Ridge Park, located at 8502 Elderberry Road. (9th A.D.)  
  
**A motion was made by Cantrell, seconded by Fernandez, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**

## PUBLIC HEARINGS

### Zoning Map Amendment & Related Requests

5. [67120](#) 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 Cantrell, seconded by Fernandez, the Plan Commission voted to recommend the zoning map amendment be re-referred to November 8, 2021 (November 16, 2021 Common Council meeting) at the request of the applicant. The motion passed by voice vote / other.  
  
**A motion was made by Cantrell, seconded by Fernandez, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/8/2021. The motion passed by**

voice vote/other.

- 6. [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 Cantrell, seconded by Fernandez, the Plan Commission referred the demolition permit to November 8, 2021 at the request of the applicant. The motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Fernandez, to Refer to the PLAN COMMISSION and should be returned by 11/8/2021. The motion passed by voice vote/other.**

- 7. [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 Cantrell, seconded by Fernandez, the Plan Commission referred this item to November 8, 2021 at the request of the applicant. The motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Fernandez, to Refer to the PLAN COMMISSION and should be returned by 11/8/2021. The motion passed by voice vote/other.**

**Conditional Use Requests**

- 8. [66976](#) 822 Miami Pass; 10th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for an accessory building exceeding 1,000 square feet of floor area; consideration of a conditional use in the TR-C1 District to construct an accessory building exceeding 576 square feet of ground floor area; and consideration of a conditional use in the TR-C1 District for an accessory dwelling unit.

On a motion by Cantrell, seconded by Fernandez, 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 to approve passed by voice vote/other.

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

- 9. [66977](#) 2513 Seiferth Road; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a restaurant-nightclub, and consideration of a conditional use in the IL District for an outdoor eating area for a restaurant-nightclub to allow reuse of a former restaurant-nightclub by a new tenant.

On a motion by Cantrell, seconded by Fernandez, 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 to approve passed by voice vote/other.

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

## Land Divisions

10. [66978](#) 3784-3796 Gala Way, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to enlarge three residential lots.
- On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and approved the Certified Survey Map 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.**
11. [66979](#) 3802-3820 Gala Way, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to enlarge four residential lots.
- On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and approved the Certified Survey Map 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.**

## BUSINESS BY MEMBERS

There were no Business by Members.

## SECRETARY'S REPORT

Heather Stouder summarized upcoming matters for the Plan Commission.

### - Upcoming Matters – October 18, 2021

- 3202 Dairy Drive - IL to MC - Zone vacant land for a campground
- 2300 S Park Street - Demolition Permit - Demolish the north wing of Village on Park commercial center to create additional parking for the center
- 4902 Eastpark Boulevard - Revised Preliminary Plat and Final Plat - American Center Eastpark Fourth Addition, creating two employment lots, an outlot for private open space, and an outlot for a private drive
- 8033-8101 Excelsior Drive - Demolition Permit and Certified Survey Map Referral - Demolish office building to construct addition to adjacent office building, with CSM to create one lot
- 2002 Winnebago Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial building to construct four-story mixed-use building with 1,050 sq. ft. of commercial space and 24 apartments, with CSM to create one lot
- 466 Orchard Drive - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 1501 Monroe Street - Conditional Use - Convert hotel into mixed-use building with 3,000 sq. ft. of commercial space and 50 apartments
- 6722 Odana Road - Conditional Use for animal boarding at a veterinary clinic

### - Upcoming Matters – November 8, 2021

- 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 (ID 64903)

- 1109 Fourier Drive - Conditional Use - Construct outdoor eating area for restaurant-tavern in a hotel

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Cantrell, seconded by Hagenow, to Adjourn at 8:10 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