



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, February 8, 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.

CALL TO ORDER/ROLL CALL

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 the meeting.

Staff Present: Heather Stouder and Kevin Firchow, Planning Division and Jeff Quamme, Engineering Mapping Division.

PUBLIC COMMENT

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

There were no registrants for Public Comment under this item.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE JANUARY 25, 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: February 22 and March 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 ITEM OF BUSINESS

- 2. [64011](#) 2020 Planning Division Annual Report

Heather Stouder provided an overview of the Planning Division Annual Report. No other action was taken on this item.

NEW BUSINESS

- 3. [63802](#) Amending Secs. 16.23(2), 16.23(7)(b) and creating Secs. 16.23(7)(a)22, 16.23(8)(h), 16.23(9)(c)8 and 16.23(9)(f) of the Madison General Ordinances to Create Design and Installation Requirements for Cluster Mail Box Units.

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.

PUBLIC HEARINGS

Zoning Map Amendments

- 4. [63855](#) Creating Section 28.022 - 00488 and Section 28.022 - 00489 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at property located at 7102 U.S. Highways 12&18, 16th Aldermanic District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval subject to the comments and conditions contained within 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.

- 5. [63856](#) Creating Section 28.022 - 00490 and Section 28.022 - 00491 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at property located at 223 S. Pinckney Street, 4th Aldermanic District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval subject to the comments and conditions contained within 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.

Conditional Use Requests & Demolition Permits

- 6. [63476](#) 126 Langdon Street; 2nd Ald. Dist: Consideration of final plans for a site previously approved for demolition of a residential building with no proposed use; consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use to allow outdoor recreation; and consideration of a conditional use to construct two additional stories in Area F of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), all to allow construction of a seven-story, 106-unit apartment building.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this project to February 22, 2021 at the request of the applicant. The motion to refer 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 February 22, 2021. The motion passed by voice vote/other.

- 7. [63477](#) 1215 Chandler Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District 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 that the approval standards were met and approved this item subject to the comments and conditions contained within 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. [63478](#) 1502 W Broadway; 14th Ald. Dist. Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window for a restaurant tenant in a three-story commercial building.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found that the approval standards were met and approved this item subject to the comments and conditions contained within 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

Ald. Rummel inquired regarding the timeline and availability of materials to help explain the series of housing ordinances that were introduced at the February 2, 2021 Common Council Meeting. Heather Stouder summarized upcoming meeting dates and explained supplemental memos and information that was being prepared by staff in response to questions. Chair Zellers requested this information be provided to Plan Commission members.

Ald. Heck indicated he would be holding a neighborhood meeting with the Tenney Lapham Neighborhood Council regarding the housing ordinance changes on Thursday, February 11 and that he would be willing to share the information that he has available. Chair Zellers requested this information be provided to Heather Stouder.

SECRETARY'S REPORT

Heather Stouder provided the Plan Commission with a summary of recent Common Council actions and upcoming matters scheduled to be before the Plan Commission.

- Recent Common Council Actions

- Rezoning of 3614-3700 Milwaukee Street and 102-122 West Corporate Drive consistent with recommendations in the Milwaukee Street Special Area Plan - Placed on file without prejudice on February 2, 2021
- Zoning Text Amendment to create the Regional Mixed-Use (RMX) District - Approved subject to Plan Commission recommendation on February 2, 2021
- Zoning Text Amendment to amend Section 28.102, amending and replacing maps for Wells 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24, 25, 26, 27, 28, 29, and 30, and repealing Sections 28.102(9) and 28.102(20) - Approved subject to Plan Commission recommendation on February 2, 2021
- Zoning Text Amendment related to Housing Cooperatives - Approved subject to Plan Commission recommendation on February 2, 2021
- Rezoning 5501 Mineral Point Road and 425-441 Charmany Drive and the Preliminary Plat and Final Plat of "Element District" - Approved subject to Plan Commission recommendation on February 2, 2021
- Approving Amended PD(GDP-SIP) for 701 Gardener Road and 4716 Sheboygan Avenue, Blocks 2 and 4 of Madison Yards at Hill Farms - Approved subject to Plan Commission recommendation on February 2, 2021

- Upcoming Matters- February 22, 2021

- TID 36 Plan Amendment Public Hearing
- Triangle-Monona Bay Neighborhood Plan Amendment
- 4000-4150 Packers Avenue and 4201 N Sherman Avenue - Temp. A to SR-C2, TR-C3, TR-V2, TR-U1 and CC-T and Preliminary Plat of Raemisch Farm Development, creating 124 single-family lots and 7 lots for future multi-family or mixed-use development, two outlots to be dedicated for stormwater management and one outlot to be dedicated for public alley
- Zoning Text Amendment - Amending Table 28E-2 of Subsection (1) of Section 28.072 to add Live-work unit as a permitted use in the Downtown Core (DC), Urban Office Residential (UOR), and Urban Mixed Use (UMX) Districts
- Zoning Text Amendment - Amending Section 28.151 to allow Recreation, Community or Neighborhood Centers as an Accessory Use for Keeping of Chickens
- Zoning Text Amendment - Amending Sec. 28.150 "Car Wash" and Secs. 28.065 (TSS), 28.066 (MXC), 28.067 (CC-T), 28.068 (CC), 28.084 (TE), 28.085 (SE) to allow vacuums outside of car carwashes in specified districts with supplemental regulations
- 6602 Commercial Avenue - Final Plat of "Eastwood Springs," creating six lots for multi-family development, one lot for mixed-use development, one outlot for future development, one outlot to be dedicated for public parkland, and one outlot for public stormwater management

- Upcoming Matters - March 8, 2021

- Zoning Text Amendment - Amending various sections of Subchapters 28C and 28D of the Zoning Code to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts
- 2822 Milwaukee Street - Demolition Permit - Demolish single-family residence with no proposed use
- 1249 S Sprecher Road - Conditional Use - Construct 1,440 square-foot detached garage
- 725 Jenifer Street - Conditional Use - Construct accessory building on a lakefront parcel

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Sundquist, to Adjourn at 6:30 pm. The motion passed by voice vote/other.

REGISTRATIONS

A final, complete list of persons registered for each item on the agenda will be attached to the below-listed file following adjournment of the meeting. The registrations files will be attached to the minutes of each meeting. The complete list of registrations for a particular meeting will include the meeting date in the file suffix. Registrants will no longer be entered on the minutes after each item.

- 9. [63113](#) Registrants for Plan Commission Meetings