



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 23, 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.

The City of Madison is holding this Plan Commission meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic.

****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

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, Tim Parks, Colin Punt, Planning Division; Matt Tucker, Zoning Administrator; John Strange and Doran Viste, City Attorney's Office; Jennifer Freese, Office of Real Estate Services

Alders Present: Nasra Wehelie District 7; Zachary Henak, District 10; Tag Evers, District 13; Grant Foster, District 15

PUBLIC COMMENT

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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

MINUTES OF THE NOVEMBER 9, 2020 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: December 14, 2020 and January 11, 25, 2021

Special Working Session: December 16, 2020, 5:00-8:00 p.m.

All upcoming meetings are virtual meetings

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. [62947](#) Authorizing the acceptance of a limited easement for public bus shelter purposes from Sherman Plaza, Inc. on a portion of the property located at 2901 N. Sherman Avenue. (12th AD)
 On a motion by Cantrell, Seconded by Sundquist, the Plan Commission returned this item to the Board of Public Works with a recommendation for approval. The motion passed by voice vote/other.
A motion was made by Cantrell, seconded by Sundquist, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

3. [62948](#) Authorizing the administrative approval and execution of documents granting, accepting, altering or releasing certain easements or recorded property interests by the City.
 On a motion by Cantrell, seconded by Rummel, the Plan Commission returned the item to the Board of Public Works with a recommendation for approval with the following amendment:
 - that a portion of the final paragraph of the resolution read "...are approved by City agency department heads following *written* consultation with the area Alder..."
 The motion passed by voice vote/other.
A motion was made by Cantrell, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. 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 Rummel, seconded by Sundquist, to recommend to Council to adopt the official map amendment (ID 61589) with the following recommendations:
 -That staff explore alternative ways to connect proposed Chicago Avenue to Fair Oaks Avenue.

-On a motion by Cantrell, seconded by Hagenow, an amendment to the main motion that the east-west extension of Chicago Avenue and north-south extension of Walter Street be officially mapped, and the other local streets be removed from the Official Map amendment.

- That Council refer this item to January 5, 2021, to provide Staff time to prepare alternatives and new exhibits per the recommendations above.

The motion passed by voice vote/other.

A motion was made by Rummel, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

5. [62174](#)

SUBSTITUTE - 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), SE (Suburban Employment) 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 Rummel, seconded by Sundquist, to the Plan Commission recommended to Council to adopt the zoning map amendment (ID 62174). The motion passed by roll call vote.

A substitute motion by Cantrell, seconded by Solheim, to refer to a future meeting for staff to return with a zoning map amendment in which an area around the building occupied by Amazon be zoned CC-T failed by a 4-4 roll call vote.

A motion was made by Rummel, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Ayes: 5 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Kathleen L. Spencer and Eric W. Sundquist

Noes: 3 - Jason S. Hagenow; Nicole A. Solheim and Bradley A. Cantrell

Excused: 1 - Andrew J. Statz

Non Voting: 1 - Ledell Zellers

Zoning Text Amendment

6. [62668](#)

Amending Subdivision (a) of Subsection (3) of Section 28.068 of the Madison General Ordinances to allow front yard setbacks for planned multi-use sites in the Commercial Center (CC) District to be measured from interior private access roads.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission recommended Council adopt the subdivision amendment (ID 62668). The motion 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.

Zoning Map Amendments & Related Requests

Note: Items 7 and 8 are related and should be considered together

- 7. [62638](#) Creating Section 28.022 - 00478 of the Madison General Ordinances to change the zoning of property located at 6101 Mineral Point Road, 19th Aldermanic District, from MXC (Mixed-Use Center) District to SE (Suburban Employment) District.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission referred this item 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 Sundquist, to Refer to the PLAN COMMISSION and should be returned by 12/14/2020. The motion passed by voice vote/other.

- 8. [62314](#) 6101 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to allow demolition of an educational facility; and consideration of a conditional use in the [Proposed] Suburban Employment (SE) District for a private parking lot, to allow an off-site parking facility for the University of Wisconsin-Madison following demolition of a former research facility.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission referred this item 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 Sundquist, to Refer to the PLAN COMMISSION and should be returned by 12/14/2020. The motion passed by voice vote/other.

Note: Items 9 and 10 are related and should be considered together

- 9. [62640](#) Creating Section 28.022 - 00479 of the Madison General Ordinances to amend a Planned Development District at property located at 7601 Mineral Point Road, 9th Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00480 to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission recommended Council adopt the zoning map amendment (ID 62640). The motion 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.

- 10. [62315](#) 7601 Mineral Point Road; 19th Ald. Dist.: Consideration of a demolition permit to demolish and relocate a portion of a restaurant and former residential building as part of a planned redevelopment in Planned Development (PD) zoning.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.

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

Conditional Use Requests, Demolition Permits & Related Requests

Note: Items 11 and 12 are related and should be considered together

- 11. [62316](#) 1224 S Park Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a multi-tenant commercial building; consideration of a conditional use to construct a mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional to allow a multi-tenant building in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a multi-family dwelling with greater than eight (8) units in the CC-T District; consideration of a conditional use in the CC-T District for a mixed-use building with less than 75% of the ground-floor frontage facing the primary street as non-residential use(s); and consideration of a conditional use in the CC-T District for a mixed-use building with less than 75% of the ground floor area as non-residential use(s), all to construct a four-story mixed-use building with 4,000 square feet of commercial space and 62 apartments.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the demolition permit and conditional uses. The motion passed by voice vote/other.

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

- 12. [62318](#) Approving a Certified Survey Map of property owned by Prime Urban Properties, LLC located at 1224 S Park Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission recommended to Council approval of the CSM (ID 62318). The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Hagenow, 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 13 and 14 are related and should be considered together

- 13. [63099](#) Re-approving the final plat of the *Paragon Place Addition No. 1* subdivision on land generally addressed as 9703 Paragon Street, 303 Bear Claw Way and 304 Bear Claw Way; 9th Ald. Dist.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission recommended to Council to reapprove the plat (ID 63099). The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Sundquist, 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.
- 14. [62317](#) 9703 Paragon Street, generally; 9th Ald. Dist.: Consideration of a conditional use for a multi-family dwelling with more than eight units in the Suburban Residential-Varied 2 (SR-V2) District; consideration of a conditional use-residential building complex in SR-V2 zoning; and consideration of a conditional use in the SR-V2 District for accessory outdoor recreation, all to construct a residential building complex containing 71 dwelling units in two apartment buildings with a pool on Lot 7 of the proposed *Paragon Place Addition No. 1* subdivision and 12 townhouses in three buildings on Lot 8 of the proposed *Paragon Place Addition No. 1* subdivision.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the standards met and approved the conditional uses. The motion passed by voice vote/other.

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

- 15. [62599](#) 803 South Shore Drive; 13th 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 Sundquist, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.

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

- 16. [62609](#) 502 Leonard Street; 13th 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 Sundquist, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.

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

- 17. [62598](#) 619-621 N Lake Street; 8th Ald. Dist.: Consideration of a demolition permit to allow two fraternity houses to be demolished; consideration of conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) dwelling units; and consideration of a conditional use in the DR2 District for a fraternity, to allow construction of an eight-story residential building containing 20 apartments and a fraternity.

On a motion by Ald. Rummel, seconded by Ald. Heck, the Plan Commission found the demolition standards and conditional use standards were not met and placed the request on file without prejudice. Specifically, the Plan Commission found the demolition request was not consistent with adopted plans and that conditional use standards 4 and 9 were not met. The motion passed by voice vote/other.

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

- 18. [62600](#) 4606 Hammersley Road; 10th Ald. Dist.: Consideration of a demolition permit to demolish a warehouse; consideration of a conditional use to construct a mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional to allow a multi-tenant building in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a multi-family dwelling with greater than eight (8) units in the CC-T District; and consideration of a conditional use in the CC-T District for a mixed-use building with less than 75% non-residential ground floor area, all to construct a three-story mixed-use building with approximately 1,750 square feet of commercial space and 53 apartments.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the standards met and approved the demolition permit and conditional uses. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Sundquist, 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.

- Upcoming Matters - December 14, 2020

- 4000-4150 Packers Avenue & 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
- 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 12:17 a.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