



# 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, January 11, 2021

5:30 PM

**\*\*Virtual Meeting\*\***

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**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.**

### 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: Syed Abbas, District 12; Tag Evers, District 13; Sheri Carter, District 14; and Keith Furman, District 19

Staff Present: Heather Stouder and Tim Parks, Planning Division; Eric Knepp, Park Superintendent; Dan Rolfs, Office of Real Estate Services; George Reistad, Mayor's Office; and Sean Malloy, Traffic Engineering Division.

### 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 by members of the Plan Commission.

### MINUTES OF THE DECEMBER 14, 2020 REGULAR MEETING

This was Approve the Minutes

### SCHEDULE OF MEETINGS

Regular Meetings: January 25 and February 8, 22, 2021

Also, Heather Stouder indicated that she would be in communication with members of the Plan Commission about dates for future special working sessions in 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.

## PUBLIC HEARINGS

### Zoning Map Amendments

2. [62642](#) SUBSTITUTE. Creating Section 28.022 - 00481 and 28.022-483 of the Madison General Ordinances to change the zoning at properties located at 7050-7104 Watts Road, 1st Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to Amended PD(GDP) Planned Development (General Development Plan) and PD(SIP) Planned Development (Specific Implementation Plan) District.

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 comments and conditions in the Plan Commission materials. 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.**

3. [63216](#) Creating Section 28.022 - 00482 of the Madison General Ordinances to change the zoning of property located at 4205 Portage Road, 17th Aldermanic District, from Temp. A (Temporary Agricultural) District to TR-U2 (Traditional Residential - Urban 2) District

On a motion by Cantrell, seconded by Sundquist, the Plan Commission recommended referral of the zoning map amendment to February 22, 2021 (March 2, 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 RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by February 22, 2021. The motion passed by voice vote/other.**

### Conditional Use Requests & Demolition Permits

4. [62760](#) 2402-2410 Packers Avenue; 12th Ald. Dist.: Consideration of a demolition permit and consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto body shop to allow demolition of a storage building at 2410 Packers for expanded parking for the existing auto body shop at 2402 Packers.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the demolition permit and conditional use requests for the project 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 Hagenow, to Approve. The motion passed by voice vote/other.**

5. [62944](#) **Amended:** 1402 S Park Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a mixed-use building exceeding 25,000 square feet of floor area for a mixed-use or multi-tenant building; consideration of a conditional use in the TSS District for a building exceeding three (3) stories and 40 feet; consideration of a conditional use in the TSS District for a mixed-use building with greater than 24 dwelling units; consideration of a conditional use in the TSS District for a mixed-use building with less than 75% non-residential ground floor area; consideration of a conditional use pursuant to Section 28.65(3)(b) for a building with a rear yard height transition to a residential district exceeding the height and/or ratio limitation; and consideration of a conditional use per Section 28.141(13)(b) to reduce the number of off-street loading spaces required; all to allow construction of a six-story mixed-use building with approximately 25,000 square feet of commercial space and 150 apartments.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the conditional use requests for the proposed development subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That the Urban Design Commission review the detailing at the southeastern corner of the six-story wing of the proposed building, including the grocery store and residences above, to address the blank facade at that corner.
- The applicant should work with City staff prior to final plan approval and issuance of building permits to relocate the stormwater management area in the northwestern corner of the site between the proposed building and Cedar Street so that area may instead be used as usable open space for the project.

The motion to approve with conditions passed by voice vote/other.

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

6. [62962](#) 675 S Whitney Way; 10th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for an auto service station to allow construction of a vehicle charging facility.

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 by voice vote/ other.

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

7. [63206](#) 817 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building; consideration of a conditional use in the Traditional Shopping Street (TSS) District for a mixed-use building with less than 75% non-residential ground floor facing the primary street; consideration of a conditional use in the TSS District for a mixed-use building with less than 75% non-residential ground floor area; and consideration of a conditional use in the TSS District for a mixed-use building exceeding 25,000 square feet in floor area, all to allow construction of a three-story mixed-use building with approximately 775 square feet of commercial space and 19 apartments.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the standards met and approved the demolition permit and conditional use requests for the proposed development subject to

the comments and conditions in the Plan Commission materials. The motion to approve passed by on the following 5-3 vote: AYE: Ald. Lemmer, Cantrell, Solheim, Spencer, Sundquist; NAY: Ald. Heck, Ald. Rummel, Hagenow; NON-VOTING: Zellers; EXCUSED: Statz.

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

**Ayes:** 5 - Lindsay Lemmer; Kathleen L. Spencer; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

**Noes:** 3 - Patrick W. Heck; Marsha A. Rummel and Jason S. Hagenow

**Excused:** 1 - Andrew J. Statz

**Non Voting:** 1 - Ledell Zellers

- 8. [63207](#) 6624 Seybold Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for an auto repair station; and consideration of a conditional use in the CC District for an auto body shop, all to allow an existing building to be converted to an auto sales and service facility.

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 by voice vote/ other.

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

**Land Division**

- 9. [63208](#) 3176 Shady Oak Lane, Town of Verona: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the criteria met and approved the extraterritorial land division 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 Sundquist, to Approve. The motion passed by voice vote/other.**

**Zoning Text Amendments**

- 10. [62966](#) Creating Section 28.069 to create the Regional Mixed Use (RMX) District and amending portions of Madison General Ordinances 28.021, 28.061, 28.062, 28.141, 28.151, 28.182 to add relevant provisions related to the newly created RMX District.

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

- That "rooming house/lodging" be added as a permitted use in the proposed RMX district.

The motion to recommend approval of a substitute for the text amendment passed by voice vote/ other.

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

- 11. [63202](#) Amending Table 28D-2, Madison General Ordinance Section 28.061 and amending Table 28F-1, Madison General Ordinance Section 28.082, in order to allow the Counseling/Community Services Organization as a permitted use in the Limited Mixed Use (LMC), Neighborhood Mixed-Use (NMX), Traditional Shopping Street (TSS), Mixed-Use Center (MXC), Commercial Corridor-Transitional (CC-T), Commercial Corridor (CC), Traditional Employment (TE), Suburban Employment (SE), Suburban Employment Center (SEC), and Employment Center (EC) Districts and amending Section 28.211, Counseling/Community Service Organization, of the Madison General Ordinances.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the standards met and recommended approval of the zoning text 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.**

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Heather Stouder provided the Plan Commission with a summary recent Common Council actions and upcoming matters

**- Filing of Statement of Interest**

\*\* Note: Any member of the Plan Commission who has not filed their annual Statement of Interest form with the City Clerk's Office shall file same without further delay. The forms were due on January 5, 2021. Statements of Interest filings may be submitted electronically at [www.cityofmadison.com/statementofinterests](http://www.cityofmadison.com/statementofinterests).

**- Recent Common Council Actions**

- Rezoning 6101 Mineral Point Road from MXC to CC-T to construct private parking facility - Adopted by Common Council on January 5, 2021 subject to Plan Commission recommendation
- Zoning Text Amendment to amend Secs. 28.211, 28.061, 28.072, 28.082 and 28.091 and create Sec. 28.141 (8)(e) to create a new use, Electric Vehicle Charging Facility, and to require that certain future parking facilities are constructed to include a specified amount of Electric Vehicle Capable and Electric Vehicle Ready spaces - Substitute ordinance adopted by Common Council on January 5, 2021

**- Upcoming Matters – January 25, 2021**

- 5501 Mineral Point Road and 425-441 Charmany Drive - SE to TE and TSS, Preliminary Plat and Final Plat of "Element District," creating six lots for mixed-use and employment development and one outlot for private open space
- 701 Gardener Road and 4716 Sheboygan Avenue - PD(GDP) to Amended PD(GDP-SIP) - Approve amended general development plan for Madison Yards at Hill Farms to allow construction of a 56,000 sq. ft. grocery store and 15-story, 275-unit apartment bldg. with shared structured parking and loading on Block 2 and a 150-room hotel on Block 4, with specific implementation plan for Block 2 project
- Zoning Text Amendment - Amending Section 28.102 to amend and replace 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)
- Zoning Text Amendment - Repealing and Recreating Subsection entitled "Housing Cooperative" of Section 28.151; amending the definition of "Housing Cooperative" in Section 28.211, amending Table 28C-1, Table 28D-2, Table 28E-2, Table 28F-1 and Table 28G-1

- 100 N Hamilton Street - Demolition Permit and Conditional Use - Partial demolition of museum to create new loading zone and outdoor exhibition space
- 522 S Gammon Road - Conditional Use and Certified Survey Map to create two commercial lots and construct restaurant tavern with vehicle access sales and service window on pad site at West Towne Mall
- 555 W Washington Avenue - Conditional Use - Convert financial institution into hardware store with vehicle access sales and service window
- 2240 Keyes Avenue - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 3401 University Avenue - Demolition Permit - Demolish street-facing façade of convenience store as part of building expansion
- 4624 Monona Drive - Demolition Permit - Demolish street-facing façade of convenience store as part of building expansion

**- Upcoming Matters – February 8, 2021**

- 223 S Pinckney Street - PD(SIP) to Amended PD(GDP-SIP) - Approve amended general development plan and specific implementation plan for Judge Doyle Square to construct nine-story, 260-room hotel with restaurant-tavern and outdoor eating area
- 7102 US Highways 12 & 18 - PD(SIP) to Amended PD(GDP-SIP) - Approve amended general development plan and specific implementation plan for Rodefild Landfill to allow a vertical expansion of the east "hill" of the landfill
- 126 Langdon Street - Demolition Permit - Final Plan Approval and Conditional Use - Construct seven-story, 106-unit apartment building
- 1215 Chandler Street - Conditional Use - Construct detached garage exceeding ten percent (10%) of lot area
- 1502 W Broadway - Conditional Use - Construct vehicle access sales and service window for restaurant tenant in three-story commercial building
- 4800 Voges Road - Certified Survey Map Referral - Create two industrial lots and two outlots for stormwater management with dedication of Galleon Run extension

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Sundquist, to Adjourn at 10:00 p.m. 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.

[63113](#)

Registrants for Plan Commission Meetings