



# 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, February 22, 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.**

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

**\*\*Note\*\* Quorum of the Common Council may be in attendance at this meeting.**

### 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: Matt Wachter, Director of Planning and Community and Economic Development; Heather Stouder, Linda Horvath, Planning Division; Chris Petykowski, Engineering Division; Sean Malloy, Traffic Engineering Division; and Matt Miklojewski, Dan Rolfs, Economic Development Division

Alders Present: Ald. Evers, Dist. 13.

### PUBLIC COMMENT

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

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

### MINUTES OF THE FEBRUARY 8, 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: March 8, 22 and April 12, 26 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.

## NEW BUSINESS

2. [63041](#) Amending the Triangle Monona Bay Neighborhood Plan to revise the transportation recommendations for the north-south public street from Regent Street to West Washington Avenue from bike/ped friendly to bike/ped only (with emergency vehicle access) for the north section from Regent Street to Braxton Place.

On a motion by Ald. Rummel, seconded by Hagenow, the Pan Commission recommended approval of the amendment. The motion passed by voice vote/other.

**A motion was made by Rummel, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

Registered in support and wishing to speak were Nate Schorr, representing the Bayview Foundation, 601 Bay View, Madison, WI; James Corona, 523 Bayview, Madison, WI; Douglas Hunt, 4234 Savannah Court, Middleton, WI; Robert A. Vetter, 4403 Rutland-Dunn Road, Oregon, WI; Cindy Julius, 755 Braxton Place, Madison, WI; Jackie Feene, 755 Braxton Place, Madison, WI; Nina Okwali, 503 Bay View, Madison, WI; Pao Soua Xiong, 202 Bay View, Madison, WI; Tom Wilson, 719 Clark Court, Madison, WI; Jared Pelski, 735 W Main Street, Madison, WI; Kristen Russell, 755 Braxton Place, Madison, WI; Steve Jacobson, 755 Braxton Place, Madison, WI; Peter Taglia, 718 W Brittingham Place, Madison, WI; Cindy Julius, 755 Braxton Place, Madison, WI; Margaret Bergamini, 454 N Few Street, Madison, WI; Robert Vetter, 4403 Rutland-Dunn Road, Oregon, WI; Gabrielle Ward, 117 Bay View, Madison, WI; and Jared Pelski, 735 W Main Street.

Registered in support and available to answer questions was Alexis London, representing the Bayview Foundation, Bayview, Madison, WI.

Registered in support and not wishing to speak were Scott Bessenecker, 1613 Porter Avenue, Madison, WI; Bobbette Rose, 3209 Rideway Avenue, Madison, WI; Thomas Stevens, 2586 Kildare Drive, Waunakee, WI; Mary Berryman Agard, representing the Bayview Foundation, 133 S Brittingham Place, Madison, WI; Janine Bessenecker, 1613 Porter Avenue, Madison, WI; Robin Douthitt, 149 S Brittingham Place, Madison, WI; and Linda Frautschy, 1914 Michigan Avenue, Sun Prairie, WI.

## PUBLIC HEARINGS

### Zoning Text Amendments

3. [63860](#) 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.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/other.

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

There were no registrants on this item.

- 4. [63905](#) Amending Section 28.151 of the Madison General Ordinances to add Keeping of Chickens as an Accessory Use for Recreation, Community or Neighborhood Centers.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/other.

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

There were no registrants on this item.

- 5. [63968](#) Amending Sec. 28.151 "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 washes in specified districts with supplemental regulations.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/other.

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

Registered in support and available to answer questions was Ronald M. Trachtenberg, representing Bubble Time Grand Canyon LLC, 2501 Parmenter Street, Middleton, WI.

**Tax Incremental District (to be considered after 5:45 p.m.)**

- 6. [63899](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 36 (Capitol Gateway), City of Madison.

On a motion by Cantrell, seconded by Rummel, the Plan Commission voted to recommend approval of the project plan amendment for TID #36. 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 FINANCE COMMITTEE. The motion passed by voice vote/other.**

Registered in neither support nor opposition and wishing to speak was Kathryn Pensack, 207 N Dickinson Street, Madison, WI.

**Zoning Map Amendment**

Note: Item 7 should be referred to March 8, 2021 at the request of the applicant

- 7. [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 Ald. Lemmer, the Plan Commission recommended re-referral of the zoning map amendment to May 10, 2021 (May 18, 2021 Common Council) at the request of the applicant. The motion passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 5/10/2021. The motion passed by voice vote/other.**

**Subdivision**

- 8. [63758](#) Approving the final plat of *Eastwood Springs* on land generally addressed as 6602 Commercial Avenue; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission voted to refer this item to the March 8 Plan Commission meeting at the request of the applicant.

**A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 3/8/2021. The motion passed by voice vote/other.**

Registered in support and wishing to speak was Mike Calkins, representing Snyder & Associates, 5010 Voges Road, Madison, WI. Registered in support and available to answer questions was Thomas P. Walz, 3071 Sunnyside Street, Madison, WI.

**Conditional Use Requests & Demolition Permits**

Note: Item 9 should be referred to March 8, 2021 to allow public hearing notices to be sent

- 9. [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 Ald. Lemmer, the Plan Commission referred this item to the March 8 Plan Commission meeting due to a noticing error.

**A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 3/8/2021. The motion passed by voice vote/other.**

**BUSINESS BY MEMBERS**

Commissioners thanked Planning Staff and commended their work as professionals.

Ald. Rummel shared information about a public listening session by Planning Staff, in consultation with the City Council, on Monday, March 1.

**SECRETARY'S REPORT**

Stouder announced that on Monday, March 1 from 5:30 to 7:30, the Planning Division will be hosting a community question and answer session about the new batch of housing ordinances that were recently introduced. Those ordinances will be back before the Plan Commission on March 22. Stouder also summarized the upcoming matters.

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

- Odana Area Plan Update
- 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
- Zoning Text Amendment - Amending various sections of Subchapters 28C (Residential Districts) and 28D (Mixed-Use and Commercial Districts) of the Zoning Code to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial

districts

- Zoning Text Amendment - Modifications to required the front yard setback in various zoning districts related to street trees
- 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 - Allow accessory building on a lakefront parcel

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**- Upcoming Matters – March 22, 2021**

- 555 W Washington Avenue - Conditional Use - Convert financial institution into hardware store with vehicle access sales and service window (Referred pending variance)
- 9301 Crosswinds Lane - PD to Amended PD(GDP-SIP) - Construct 32 multi-family units in two buildings
- 166 S Marquette Street - Conditional Use for a detached garage exceeding ten percent (10%) of lot area
- 924 Williamson Street - Conditional Use - Convert existing building into arcade with incidental alcohol sales

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Hagenow, to Adjourn at 7:48 p.m. The motion passed by voice vote/other.**

**REGISTRATIONS**