



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, March 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.

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

CALL TO ORDER/ROLL CALL

Zellers was chair for the meeting.

Staff Present: Heather Stouder, Dan McAulliffe, Ben Zellers, Sydney Prusak, Planning Division; Matt Tucker, Building Inspection; Chris Petykowski, Andy Zweg, Engineering Division; and Sean Malloy, Traffic Engineering.

Present: 8 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Nicole A. Solheim and Bradley A. Cantrell

Excused: 2 - Eric W. Sundquist and Andrew J. Statz

PUBLIC COMMENT

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

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Spencer recused herself from Item 8.

MINUTES OF THE FEBRUARY 22, 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 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.

ROUTINE BUSINESS

2. [64251](#) Authorizing the Mayor and City Clerk to execute a lease with Gently Automotive LLC (d/b/a Apex Auto Sales and Repair), located at 3074-3076 East Washington Avenue, allowing for the use of the adjacent City-owned property located at 3098 East Washington Avenue for an expanded parking lot. (12 A.D.)

A motion was made by Cantrell, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

3. [64401](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers 5992-11-00 - 4.05, 5992-11-00 - 4.06 and 5992-11-00 - 4.12, Pleasant View Road - Mineral Point Road to USH 14 for the acquisitions per the Plat of Land Interests required. Located in part of the SW 1/4, NW 1/4, NE 1/4, and SE 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 all of Section 15, T7N, R8E, in the City of Madison. (9th AD)

A motion was made by Cantrell, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

SPECIAL ITEM OF BUSINESS

4. [64442](#) Planning Division update on the Odana Special Area Plan

Dan McAuliffe and Ben Zellers provided an update on the progress of the Odana Area Plan.

This Discussion Item was Discuss and continue

Registered in neither support nor opposition and wishing to speak was Janet Hirsch, Cedar Creek Trail, Madison, WI, representing Tamarack Trails Community Services Association, LLC. Registered in neither support nor opposition was Joe Duperre, West Towne Mall, Madison, WI, representing West Towne Mall / CBL & Associates Properties, Inc. Registered in opposition and not wishing to speak were Kathy McComb, Winterset Circle, Madison, WI; D Wynne, Westfield Road, Madison, WI; and Gia Chatterjee, N Frances Street, Madison, WI.

PUBLIC HEARINGS

Zoning Map Amendment & Related Request

5. [60914](#) Creating Section 28.022 - 00454 of the Madison General Ordinances to

change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022 - 00457 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission recommended referral of the zoning map amendment to March 22, 2021 (March 30, 2021 Common Council) at the request of the applicant. The motion to recommend referral 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 3/22/2021. The motion passed by voice vote/other.

6. [60683](#)

Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred these items to March 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 Lemmer, to Refer to the PLAN COMMISSION and should be returned by 3/22/2021. The motion passed by voice vote/other.

Items 5 & 6 were considered together. Registered in opposition and not wishing to speak was Alison Lindsay Mares, Comanche Way, Madison, WI.

Subdivision

7. [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 Ald. Lemmer, the Plan Commission voted to recommend to Council to approve the final plat (ID 63758) 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 Lemmer, 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.

Registered in support and available to questions were Mike Calkins, Voges Road, Madison, WI, representing Snyder & Associates, Inc.; and Thomas Walz, Sunnyside Street, Stoughton, WI.

Conditional Use Requests & Demolition Permits

8. [63783](#) 2822 Milwaukee Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence with no proposed use.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition request subject to the comments and conditions in the Plan Commission materials and the following condition:
- That there is an understanding that the City work with the owner in order to provide some options for the demolition and the potential redevelopment. But, if those are not very quickly brought forward that the City proceed with the demolition as proposed.
- A motion was made by Cantrell, seconded by Lemmer, to Approve with Amendment(s). The motion passed by voice vote/other.**
- Registered in neither support nor opposition were Dave Leucinger, Pawling Street, Madison, WI; and Dean Prestegaard, Arden Lane, Madison, WI. Registered in support and available to answer questions was Katie Lichtie, Greenway Boulevard, Middleton, WI, representing Speedway Sand & Gravel.
9. [63784](#) 1249 S Sprecher Road; 16th Ald. Dist.: Consideration of a conditional use pursuant to Section 28.131(1)(a) of the Zoning Code for an accessory building with a ground floor area exceeding 1,000 square feet on a lot in any zoning district used exclusively for residential and mixed-use purposes, and consideration of a conditional use pursuant to Section 28.131(1)(b) of the Zoning Code for an accessory building exceeding 800 square feet in the Agricultural (A) District, to allow construction of a 1,440 square-foot detached garage.
- On a motion by Cantrell, seconded by Ald. Lemmer, 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 Lemmer, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was Randall Louis Aschbrenner, Wells Street, Wauwatosa, WI, representing Larry and Carol Aschbrenner.
10. [63785](#) 725 Jenifer Street; 6th Ald. Dist.: Consideration of a conditional use for an accessory building on a lakefront parcel.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this item to March 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 Lemmer, to Refer to the PLAN COMMISSION and should be returned by 3/22/2021. The motion passed by voice vote/other.**
11. [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 Ald. Rummel, seconded by Cantrell, the Plan Commission found that the proposal did not meet the Demolition Approval Standards and did not meet Conditional Use Approval Standard 9 as the

proposed building is not consistent with the scale and rhythm of the area and voted to place it on file without prejudice.

Prior to that motion, a substitute motion by Ald. Heck, seconded by Ald. Lemmer, to approve the demolition and conditional use requests failed on a roll call vote.

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

There were approximately 240 registrants on Agenda Item 11. A final list of registrants on this item has been attached to the legislative file, ID 63476 as "Registrants (Final)_Item 11 (63476).

Zoning Text Amendments

12. [63902](#) Amending various sections of Subchapters 28C and 28D of Madison General Ordinances in order to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission recommended referral of the zoning text amendment to March 22, 2021 (March 30, 2021 Common Council) at the request of the ordinance sponsors. The motion to recommend referral passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/22/2021. The motion passed by voice vote/other.**
13. [64250](#) Amending portions of Madison General Ordinances Sections 28.063, 28.064, 28.065, 28.066, 28.067, 28.068, 28.074, 28.076, 28.084, 28.085, 28.087, 28.088, 28.089, and 28.097 to change the front yard setback, if it is less than 15 feet, from 0 feet to 5 feet to support a street tree canopy, and creating Madison General Ordinance 28.071(2)(e) to establish a Downtown Setback Exceptions Map.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission recommended referral of the zoning text amendment to March 22, 2021 (March 30, 2021 Common Council) so that review of the ordinance by other boards, commissions, and committees may be completed. The motion to recommend referral passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/22/2021. The motion passed by voice vote/other.**

BUSINESS BY MEMBERS

Chair Zellers announced that Commissioner Sundquist accepted a position with CalTrans in California and will only serve on the Plan Commission for a couple more meetings. Chair Zellers expressed that he will be missed and that he brought a great depth of knowledge in transportation and planning to the Commission.

SECRETARY'S REPORT

Heather Stouder echoed Chair Zellers comments on Commissioner Sundquist's departure. Stouder also provided an update on the Zoning Ordinances that were referred. Stouder summarized the recent Common Council actions and upcoming Plan Commission matters.

- Recent Common Council Actions

- Amending the Official Map to map reservations for future streets north of Milwaukee Street consistent with the Milwaukee Street Special Area Plan - Adopted with revisions by the Common Council on February 23, 2021

- 223 S Pinckney Street - 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 - Approved subject to Plan Commission recommendations on February 23, 2021
- 7102 US Highways 12 & 18 - Approve amended general development plan and specific implementation plan for Rodefild Landfill to allow a vertical expansion of the east "hill" of the landfill - Approved subject to Plan Commission recommendations on February 23, 2021
- Zoning Text Amendment to amend 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 - Approved subject to Plan Commission recommendations on March 2, 2021
- Zoning Text Amendment to amend Section 28.151 to add Keeping of Chickens as an Accessory Use for Recreation, Community or Neighborhood Centers - Approved subject to Plan Commission recommendations on March 2, 2021
- Zoning Text Amendment to amend 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 - Approved subject to Plan Commission recommendations on March 2, 2021

- Upcoming Matters – March 22, 2021

- 9301 Crosswinds Lane - PD to Amended PD(GDP-SIP) - Construct 32 multi-family units in two buildings
- Amend Official Map to revise the location of a reservation for a future north-south street opposite Tormey Lane between Voges Road and Tradewinds Pkwy.
- 555 W Washington Avenue - Conditional Use - Convert financial institution into hardware store with vehicle access sales and service window
- 166 S Marquette Street - Conditional Use - Construct detached garage exceeding ten percent (10%) of lot area
- 924 Williamson Street - Conditional Use - Convert existing building into

- Upcoming Matters – April 12, 2021

- 5027-5101 Tradewinds Pkwy - Certified Survey Map to create one industrial lot (Pending Official Map amendment)
- 4702 Sheboygan Avenue - PD(GDP) to PD(SIP) - Construct seven-story, 165,000 sq. ft. office building, 28,000 sq. ft. of commercial space, five-story, 78-unit apartment building and structured parking on Block/ Lot 1 at Madison Yards at Hill Farms
- 330-342 E Lakeside Street - SE to PR and Conditional Use - Convert office building into public service facility/community center
- 720 E Dayton Street - Conditional Use - Approve non-accessory parking lot
- 801 S Whitney Way - Conditional Use - Construct generator at Madison Water Utility Well 12
- 2208 University Avenue - Demolition Permit and Conditional Use - Demolish auto repair business to construct a six-story mixed-use building with 750 square feet of commercial space and 79 apartments
- 2918 Progress Road - Conditional Use - Convert building into animal daycare and boarding
- 3457 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park
- 3461 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park
- 3465 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park

ANNOUNCEMENTS

ADJOURNMENT

**A motion was made by Solheim, seconded by Cantrell, to Adjourn at 9:40 p.m.
The motion passed by voice vote/other.**

REGISTRATIONS