



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, April 12, 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

Cantrell was chair for the meeting.

Staff: Heather Stouder, Brian Grady, Colin Punt, Planning Division; Matt Tucker, Zoning Administrator; Dan Rolfs, Economic Development Division; Mike Sturm, Parks Division; Pete Holmgren, Water Utility; Ann Freiwald, Parks Division

Alders Present: Martin (District 11) Abbas (District 12)

Cantrell called the meeting to order at 5:30 p.m.

Present: 7 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

Excused: 3 - Ledell Zellers; Kathleen L. Spencer and Andrew J. Statz

PUBLIC COMMENT

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

There was no public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

MINUTES OF THE MARCH 22, 2021 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: April 26 and May 10, 24, 2021

Special Meeting: May 13, 2021 at 5:00 p.m. via Zoom; the topic will be Transportation Demand Management (TDM)

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. [64589](#) Accepting the report titled "Comprehensive Plan - 2021 Progress Update"

On a motion by Solheim, seconded by Hagenow, the Plan Commission voted to recommend the Council to adopt the Comprehensive Plan Progress Update. The motion passed by voice vote/other.

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

PUBLIC HEARINGS

Tax Incremental District Amendments

3. [64796](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 39 (Stoughton Road), City of Madison.

On a motion by Solheim, seconded by Lemmer, the Plan Commission voted to Return the Amendment to the TID 39 Project Plan to the Finance Committee with the Recommendation for Approval. The motion passed by voice vote/other.

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

4. [64794](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 41 (University-Whitney), City of Madison.

On a motion by Solheim, seconded by Lemmer, the Plan Commission voted to Return the Amendment to the TID 41 Project Plan to the Finance Committee with the Recommendation for Approval. The motion passed by voice vote/other.

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

5. [64795](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) 42 (Wingra), City of Madison.

On a motion by Solheim, seconded by Lemmer, the Plan Commission voted to Return the Amendment to the TID 42 Project Plan to the Finance Committee with the Recommendation for Approval. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Lemmer, to Return to Lead with

the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Zoning Map Amendments & Related Requests

Note: Items 6 and 7 are related and were considered together

6. [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 Rummel, seconded by Heck, the Plan Commission found the standards for zoning map amendments regarding public health, safety and welfare were not met and recommended to Council to place the item on file without prejudice. The motion passed by voice vote/other.

A motion was made by Rummel, seconded by Heck, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

7. [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 Rummel, seconded by Heck, the Plan Commission found the standards for preliminary plats were not met and recommended to Council to place the item on file without prejudice for the following reasons:

- Concerns regarding the proposed development pattern and large lot sizes along Packers Avenue that support large-scale residential development within close proximity to noise impacts of the airport, which were determined likely to be harmful to safety or welfare of future residents or landowners in the proposed subdivision per Section 16.23(3)(a)3, MGO.
- Concerns regarding the protection of the environmentally sensitive wooded area along the southwest lot line per Section 16.23(3)(a)(7)(f), MGO.

The motion passed by voice vote/other.

A motion was made by Rummel, seconded by Heck, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.

8. [64604](#) Creating Section 28.022 -- 00494 of the Madison General Ordinances to change the zoning at property located at 4702 Sheboygan Avenue, 11th Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.
- On a motion by Solheim, seconded by Rummel, the Plan Commission found the standards met and recommended to Council to adopt the zoning map amendment subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Solheim, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

Note: Items 9 and 10 are related and were considered together

9. [64607](#) Creating Section 28.022 - 00495 of the Madison General Ordinances to change the zoning of properties located at 330-342 E. Lakeside Street, 13th Aldermanic District, from SE (Suburban Employment) District to PR(Parks and Recreation) District.
- On a motion by Solheim, seconded by Rummel, the Plan Commission found the standards met and recommended to Council to adopt the zoning map amendment. The motion passed by voice vote/other.
- A motion was made by Solheim, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
10. [64094](#) 330-342 E Lakeside Street; 13th Ald. Dist.: Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for a public service facility, and consideration of a conditional use in the PR District for a community center to allow an office building to be converted into municipal offices and a community center.
- On a motion by Solheim, seconded by Rummel, the Plan Commission found the standards met and approved the zoning map amendment (ID 64607) and conditional use (ID 64094) 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 Solheim, seconded by Rummel, to Approve. The motion passed by voice vote/other.**
11. [64610](#) Creating Section 28.022 -- 00496 of the Madison General Ordinances to change the zoning of properties located at 3650 Milwaukee Street and 102 West Corporate Drive, 15th Aldermanic District, from IL (Industrial - Limited) District to CC-T (Commercial Corridor-Transitional) District.
- On a motion by Lemmer, seconded by Rummel, the Plan Commission found the standards met and recommended to Council to adopt the zoning map amendment. The motion passed by voice vote/other.
- A motion was made by Lemmer, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

Conditional Use Requests & Demolition Permits

- 12. [64362](#) 720 E Dayton Street; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 2 (TR-V2) District for a non-accessory parking facility to allow a vacant lot to be improved as a parking lot for a nearby residential development.

On a motion by Heck, seconded by Lemmer, the Plan Commission found the standards met and approved the item with the following conditions:

- That the City Engineering Division review and determine that the elevation of the property is generally the same as the surrounding properties.
- That wooden fencing be required along any portion of the interior lot lines in which there is not existing fence, with metal fence used only along East Dayton Street.
- That the parking lot be used only by Veritas Village residents.
- That the lot have a controlled access system that complies with Traffic Engineering Division requirements concerning backups onto the sidewalk and East Dayton Street.

The motion passed by a 4-3 roll call vote.

A motion was made by Heck, seconded by Lemmer, to Approve. The motion passed by the following vote:

Ayes: 4 - Lindsay Lemmer; Patrick W. Heck; Nicole A. Solheim and Bradley A. Cantrell

Noes: 3 - Marsha A. Rummel; Jason S. Hagenow and Eric W. Sundquist

Excused: 3 - Ledell Zellers; Kathleen L. Spencer and Andrew J. Statz

- 13. [64363](#) 801 S Whitney Way; 10th Ald. Dist.: Consideration of a conditional use in the Conservancy (CN) District for a water pumping station and reservoir, and consideration of a conditional use in the CN District for an emergency electric generator, to allow a generator to be installed at Madison Water Utility Unit Well 12.

On a motion by Solheim, seconded by Rummel, the Plan Commission found the standards met and approved the item. The motion passed by voice vote/other.

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

- 14. [64364](#) 2208 University Avenue; 5th Ald. Dist.: Consideration of a demolition permit to demolish an auto repair business; 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; 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 exceeding 25,000 square feet in floor area; and consideration of a conditional use in the TSS District for a building taller than three stories and 40 feet, all to allow construction of a six-story mixed-use building with approximately 750 square feet of commercial space and 79 apartments.

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

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

15. [64366](#) 2918 Progress Road; 16th Ald. Dist.: Consideration of a conditional use in the Industrial-General (IG) District for an animal daycare and animal boarding facility in an existing building.

On a motion by Solheim, seconded by Rummel, the Plan Commission found the standards met and approved the item. The motion passed by voice vote/other.

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

16. [64369](#) 3457 Milwaukee Street; 15th Ald. Dist.: Consideration of a demolition permit to allow the demolition of a single-family residence to facilitate expansion of O.B. Sherry Park.

On a motion by Solheim, seconded by Rummel, the Plan Commission referred the item to April 26, 2021 at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Rummel, to Refer to the PLAN COMMISSION and should be returned by 4/26/2021. The motion passed by voice vote/other.

17. [64370](#) 3461 Milwaukee Street; 15th Ald. Dist.: Consideration of a demolition permit to allow the demolition of a single-family residence to facilitate expansion of O.B. Sherry Park.

On a motion by Solheim, seconded by Rummel, the Plan Commission referred the item to April 26, 2021 at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Rummel, to Refer to the PLAN COMMISSION and should be returned by 4/26/2021. The motion passed by voice vote/other.

18. [64371](#) 3465 Milwaukee Street; 15th Ald. Dist.: Consideration of a demolition permit to allow the demolition of a single-family residence to facilitate expansion of O.B. Sherry Park.

On a motion by Solheim, seconded by Rummel, the Plan Commission referred the item to April 26, 2021 at the request of the applicant. The motion passed by voice vote/other.

A motion was made to Refer to the PLAN COMMISSION and should be returned by 4/26/2021. The motion passed by voice vote/other.

Land Division

19. [63209](#) Approving a Certified Survey Map by Newcomb Construction Company of property owned by the County of Dane located at 5027-5101 Tradewinds Parkway; 16th Ald. Dist.

On a motion by Solheim, seconded by Rummel, the Plan Commission found the standards met and recommended to Council to adopt the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Rummel, 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.

BUSINESS BY MEMBERS

Chair Cantrell thanked Alder Rummel for service her service on the Plan Commission

SECRETARY'S REPORT

Heather Stouder provided a recap of recent Common Council actions and previewed upcoming matters before the Plan Commission.

- Recent Common Council Actions

- 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 - Referred these amendments to May 18 Council meeting
- Amending portions of 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 to 5 feet, and creating Section 28.071(2)(e) to establish a Downtown Setback Exceptions Map - Approved on March 30, 2021 subject to Plan Commission recommendation
- Amending the Official Map to revise the location of a reservation for a future north-south street opposite Tormey Lane between Voges Road and Tradewinds Pkwy. - Approved on March 30, 2021 subject to Plan Commission recommendation

- Upcoming Matters – April 26, 2021

- 9301 Crosswinds Lane - PD to Amended PD(GDP-SIP) - Construct 32 multi-family units in two buildings
- 333 S Westfield Road - Demolition Permit and Conditional Use - Demolish bank to construct multi-tenant commercial bldg. with outdoor eating area and vehicle access sales and service window in a planned multi-use site
- 1901 Aberg Avenue - IL to PD(GDP-SIP) - Convert restaurant-tavern into a common building for a portable shelter community with 28 portable shelter units
- 177 S Fair Oaks Avenue - Conditional Use - Construct outdoor eating area with outdoor recreation for restaurant-tavern tenant in mixed-use building
- 410 Atlas Avenue - Conditional Use - Convert building into animal daycare
- 2042 E Main Street - Demolition Permit - Demolish single-family residence and construct new single-family residence

- Upcoming Matters – May 10, 2021

- 145-151 W Wilson Street & 309-321 S Henry Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish seven residential buildings to construct a ten-story mixed-use building with approximately 800 sq. ft. of commercial space and 206 apartments on one lot
- 4205 Portage Road - Temp. A to TR-U1 - Rezone for future multi-family development (Revised zoning district request)
- 2649 East Springs Drive - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct restaurant with vehicle access sales and service window, outdoor eating area, and parking exceeding the maximum allowed
- 134 S Fair Oaks Avenue - Conditional Use - Establish general retail (pharmacy) tenant in mixed-use building with market garden
- 2418 S Stoughton Road - Conditional Use - Convert existing building in auto sales and auto repair facility
- 1046 E Washington Avenue - Conditional Use - Establish restaurant-tavern tenant in mixed-use building with outdoor eating area

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Sundquist, seconded by Lemmer, to Adjourn at 8:58 p.m. The motion passed by voice vote/other.

REGISTRATIONS

[63113](#)

Registrants for Plan Commission Meetings