



# 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, April 26, 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.

### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

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

**Excused:** 1 - Eric W. Sundquist

Zellers was chair for this meeting.

Alders Present: Ald. Barbara Harrington-McKinney, District 1; Ald. Brian Benford, District 6; Ald. Yannette Figueroa-Cole, District 10; and Ald. Syed Abbas, District 12.

Staff Present: Heather Stouder, Dan McAuliffe Bill Fruhling, and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Chair Zellers welcomed Ald. Christian Albouras to the Plan Commission.

### PUBLIC COMMENT

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

### MINUTES OF THE APRIL 12, 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: May 10, 24 and June 7, 21, 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.

**ROUTINE BUSINESS**

2. [65029](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. 11432 established for the reconstruction of E Dean Ave., Allis Ave., Tyler Cir. & Seth Cir. public street and drainage improvements from Monona Dr to Turner Ave Street. (15th AD)

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

3. [65031](#) Discontinuing and vacating a portion of the public road right-of-way of Mineral Point Road adjacent to the UW Research Park, being located in part of the NE ¼ of the NW ¼ of Section 30, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (19th AD)

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

4. [65070](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and James J. Luscher for the City's acquisition of the property located at 1401 Beld Street for the Cedar Street construction project. (13th AD)

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

**SPECIAL ITEM OF BUSINESS**

5. [65144](#) Planning Division presentation on proactive zoning within the Oscar Mayer Special Area Plan area

Dan McAuliffe provided an overview of the special area plan recommendations and highlighted potential areas that could be proactively rezoned and/ or officially mapped to implement recommendations in the adopted plan.

Members of the Plan Commission provided the following comments to Planning Division staff related to the proactive rezoning:

- That RMX (Regional Mixed-Use) zoning be pursued for the southern tip of the planning area in Option 1

for the "underutilized" warehouse area;

- That CC-T (Commercial Corridor-Transitional) be zoned for the "triangle" area on Commercial Avenue west of Packers Avenue;

- That RMX and TR-U are appropriate adjoining the Hartmeyer property;

- That north of Roth Street, CC-T and TR-U1 (Traditional Residential-Urban 1) be zoned as shown in Option 2;

- That the Hartmeyer property be zoned CN (Conservancy) instead of PR (Parks and Recreation) but recognizing that, given the planned amount of housing in the area, some of that land may be needed for active recreation, which may require some PR zoning. There was also support for just officially mapping the future park without addressing the zoning until later.

- That the Shopko Drive area north of Aberg Avenue and east of Packers Avenue be zoned for employment or light industrial uses if rezoned from PD (Planned Development); members were discouraging of residential in that area. Ald. Abbas suggested that the Madison Gas & Electric property on Pankratz Street be rezoned from SE (Suburban Employment) to IL to prevent residential development and better reflect MG&E's future plans for that property.

- That the Ruskin Street area north of Commercial Avenue to be left IL or rezoned to CC-T or similar district that keeps most uses conforming but moves zoning closer towards plan recommendations.

- That nonconformities be avoided, but not at all costs, because in some cases, implementing the recommendations in the adopted special area plan should be of greater importance.

Following the presentation and discussion, no formal action was taken by the Plan Commission.

**This Discussion Item was Discussed and continued**

## PUBLIC HEARINGS

### Zoning Map Amendments/Subdivisions

6. [64349](#) Creating Section 28.022 - 00492 of the Madison General Ordinances to amend a Planned Development District at property located at 9301 Crosswinds Lane, 1st Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00493 to approve a Specific Implementation Plan.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission recommended referral of the amended planned development to May 24, 2021 (June 1, 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 5/24/2021. The motion passed by voice vote/other.**
7. [64797](#) Creating Sections 28.022 - 00497 of the Madison General Ordinances to change the zoning of property located at 1901 Aberg Avenue, 12th Aldermanic District, from IL (Industrial Limited) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00498 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission found the standards met and recommended approval of the proposed planned development subject to the comments and conditions in the Plan Commission materials with the following revision:

- That condition 7m. on page 9 of the staff report related to alcohol and drugs on the property be removed.

The motion to recommend approval with the revised condition passed by voice vote/ other.

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

### Conditional Use Requests & Demolition Permits

8. [64341](#) 333 S Westfield Road; 9th Ald. Dist.: Consideration of a demolition permit to demolish a bank to allow construction of a multi-tenant commercial building with vehicle access sales and service windows; consideration of a conditional use in the Suburban Employment (SE) District for food and beverage establishments in a multi-tenant commercial building; and consideration of a conditional use in the SE District for an outdoor eating area associated with a food and beverage establishment.
- On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit and conditional uses 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 Solheim, to Approve. The motion passed by voice vote/other.**
9. [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 Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit 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 Lemmer, to Approve. The motion passed by voice vote/other.**
10. [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 Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit 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 Lemmer, to Approve. The motion passed by voice vote/other.**
11. [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 Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit 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 Lemmer, to Approve. The motion**

passed by voice vote/other.

12. [64581](#) 177 S Fair Oaks Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for an outdoor eating area for a restaurant-tavern tenant in a mixed-use building and consideration of a conditional use in the TE District for outdoor recreation.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use 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 Lemmer, to Approve. The motion passed by voice vote/other.**

13. [64582](#) 410 Atlas Avenue; 3rd Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for an animal daycare facility in an existing building.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use 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 Lemmer, to Approve. The motion passed by voice vote/other.**

14. [64583](#) 2042 E Main Street; 6th 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 Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit 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 Solheim, to Approve. 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

### - Recent Common Council Actions

- 4000-4150 Packers Avenue & 4201 N Sherman Avenue - Rezoning to SR-C2, TR-C3, TR-V2, TR-U1 and CC-T and Preliminary Plat of "Raemisch Farm Development" - Placed on file without prejudice at April 20, 2021 Common Council meeting subject to Plan Commission recommendation
- 5027-5101 Tradewinds Pkwy - Certified Survey Map to create one industrial lot - Approved on April 20, 2021 subject to Plan Commission recommendation
- 4702 Sheboygan Avenue - Approving a PD(SIP) to construct a mixed-use development on Block/ Lot 1 at Madison Yards at Hill Farms - Approved on April 20, 2021 subject to Plan Commission recommendation
- 330-342 E Lakeside Street - Rezoning to PR to convert office building into public service facility/community center - Approved on April 20, 2021 subject to Plan Commission recommendation
- 3650 Milwaukee Street and 102 West Corporate Drive - Rezoning to CC-T consistent with Milwaukee Street Special Area Plan - Approved on April 20, 2021 subject to Plan Commission recommendation

**- 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
- 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 max. allowed
- 134 S Fair Oaks Avenue - Conditional Use - Establish general retail (pharmacy) tenant in mixed-use building with an accessory 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

**- Upcoming Matters – May 24, 2021**

- 12 N Few Street - Demolition Permit - Demolish portion of street-facing façade of commercial building to construct a two-story addition with 8 commercial spaces and 8 apartments in Urban Design Dist. 8
- 1330 Sherman Avenue - Conditional Use - Construct Tenney Park Beach Shelter (waterfront development)
- 2742 Dahle Street - Conditional Use - Construct accessory building exceeding 10% of lot area
- 1921 E Mifflin Street - Conditional Use - Convert accessory building into accessory dwelling unit
- 6501 Watts Road - Conditional Use - Convert portion of office building into private school in Urban Design Dist. 2

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Lemmer, to Adjourn at 8:45 p.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