



# 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, July 12, 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.

### 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

Zellers was chair for this meeting.

Staff Present: Heather Stouder, Bill Fruhling, Colin Punt, and Tim Parks, Planning Division; Christy Bachmann and Andy Zwieg, City Engineering Division.

Also Present: Ald. Regina Vidaver, 5th District.

### PUBLIC COMMENT

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

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Solheim recused herself from consideration of Items 10-12 due to a professional relationship with members of the project team.

### MINUTES OF THE JUNE 21, 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: July 26 and August 9, 23, 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. [66213](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers 5992-11-00 - 4.05 Amendment No. 1 and 5992-11-00 - 4.06 Amendment No 1, Pleasant View Road - Mineral Point Road to USH 14 for the acquisitions per the Plat of Land Interests required. (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.**

**PUBLIC HEARINGS****Zoning Text Amendments**

3. [65918](#) Amending Section 28.071(2)(a) of the Madison General Ordinances to amend the Downtown Height Map.  
  
On a motion by Ald. Heck, seconded by Cantrell, the Plan Commission found the standards met and recommended approval of the zoning text amendment to the Common Council by voice vote/ other.  
  
**A motion was made by Heck, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
4. [65932](#) Amending Section 28.084(3) of the Madison General Ordinances to set the rear yard setback in the Traditional Employment (TE) District for corner lots where abutting property is nonresidential.  
  
On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning text amendment to the Common Council by voice vote/ other.  
  
**A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

**Zoning Map Amendment & Related Requests**

5. [60917](#) Creating Section 28.022 - 00452 of the Madison General Ordinances to amend a Planned Development District at property located at 115 West Doty Street, 4th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00453 to amend a Planned Development District to approve a Specific Implementation Plan.  
  
On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended re-referral of the amended planned development to September 20, 2021 (October 5, 2021 Common Council) at the request of the applicant and pending a recommendation by the Urban Design Commission. The motion to recommend re-referral passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 9/20/2021. The motion passed by voice vote/other.**

Note: Items 6 - 8 are related and were considered together

- 6. [65891](#) Creating Section 28.022 - 00506 of the Madison General Ordinances to change the zoning of property located at 575 Zor Shrine Place, 9th Aldermanic District, from SE (Suburban Employment) District to TR-U2(Traditional Residential-Urban 2) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 65981) and the Certified Survey Map (ID 65657) to the Common Council and approved the demolition permit and conditional use (ID 65483) subject to the comments and conditions in the Plan Commission materials and the following conditions:

  - That the applicant "future-proof" the buildings by including the necessary infrastructure to include solar energy systems in the future.
  - That the applicant receive final approval of the residential building complex from the Urban Design Commission based on the current project plans and site layout.

The motion to recommend approval with the additional conditions passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
  
- 7. [65483](#) 575 Zor Shrine Place; 9th Ald. Dist.: Consideration of a demolition permit to demolish a lodge; consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than eight (8) dwelling units; consideration of a conditional use in the TR-U2 District for a residential building complex; and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of approximately 480 apartments in two buildings with outdoor recreation following demolition of a fraternal lodge.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 65981) and the Certified Survey Map (ID 65657) to the Common Council and approved the demolition permit and conditional use (ID 65483) subject to the comments and conditions in the Plan Commission materials and the following conditions:

  - That the applicant "future-proof" the buildings by including the necessary infrastructure to include solar energy systems in the future.
  - That the applicant receive final approval of the residential building complex from the Urban Design Commission based on the current project plans and site layout.

The motion to recommend approval with the additional conditions passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
  
- 8. [65657](#) Approving a Certified Survey Map of property owned by Saturday Zor Shrine, LLC located at 575 Zor Shrine Place; 9th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 65981) and the Certified Survey Map (ID 65657) to the Common Council and approved the demolition permit and conditional use (ID 65483) subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That the applicant "future-proof" the buildings by including the necessary infrastructure to include solar energy systems in the future.

- That the applicant receive final approval of the residential building complex from the Urban Design Commission based on the current project plans and site layout.

The motion to recommend approval with the additional conditions passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Solheim, 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.**

### Conditional Use Requests, Demolition Permits & Related Requests

9. [65484](#) 702 Pflaum Road; 15th Ald. Dist.: Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for additions to an existing building that exceed 4,000 square feet in floor area; consideration of a conditional use in a CI District without a campus master plan for the establishment, improvement, or modification of a secondary use occurring outside of an enclosed building; and consideration of a conditional use pursuant to Section 28.139 of the Zoning Code for nonresidential development adjacent to a public park, all to allow construction of additions to La Follette High School and relocation of the visitor bleachers at Lussier Stadium.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the conditional use request 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.**

Note: Items 10 - 12 are related and were considered together

10. [65925](#) Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for the block bounded by E Washington Avenue, S Livingston Street, E Main Street, and S Paterson Street from "Employment" to "Employment/Residential."

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission recommended approval of the amendment to the East Washington Avenue Capitol Gateway Corridor Plan (ID 65485) and the Certified Survey Map (ID 65656) to the Common Council and found the standards met and approved the demolition permit and conditional use (ID 65485) subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other, with Solheim recused.

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

11. [65485](#) 849 E Washington Avenue and 14 S Paterson Street; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a demolition permit to allow the partial demolition of a commercial building; consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building; consideration of a conditional use in the TE District for a building exceeding five stories and 68 feet in height; and consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25

percent or more of the required parking, all to allow the construction of a fourteen-story mixed-use building containing approximately 10,000 square feet of commercial space and 225 apartments.

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission recommended approval of the amendment to the East Washington Avenue Capitol Gateway Corridor Plan (ID 65485) and the Certified Survey Map (ID 65656) to the Common Council and found the standards met and approved the demolition permit and conditional use (ID 65485) subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other, with Solheim recused.

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

12. [65656](#)

Approving a Certified Survey Map of property owned by Bakers Place, LLC located at 849 E Washington Avenue; 6th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission recommended approval of the amendment to the East Washington Avenue Capitol Gateway Corridor Plan (ID 65485) and the Certified Survey Map (ID 65656) to the Common Council and found the standards met and approved the demolition permit and conditional use (ID 65485) subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other, with Solheim recused.

**A motion was made by Cantrell, seconded by Heck, 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, with Solheim recused.**

13. [65486](#)

3802 Regent Street; 5th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for a school; and consideration of a conditional use pursuant to Section 28.139 of the Zoning Code for nonresidential development adjacent to a public park, to allow renovation of and construction of an addition to the former Hoyt School to enable its conversion into Capital High School.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the conditional use request 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.**

14. [65647](#)

828 E Main Street; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a nightclub.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the conditional use request 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.**

15. [65649](#)

6717 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a wholesale establishment to allow a wholesale beauty supply business in a multi-tenant commercial building.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and approved the conditional use request 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 summarized the recent Common Council actions and upcoming Plan Commission matters.

She also noted that an update about the status of approved hotel projects requested by the Plan Commission was not ready for this meeting but will be provided at their next meeting.

### - Recent Common Council Actions

- Hanson Road Neighborhood Development Plan amendment - Adopted on July 6, 2021 subject to Plan Commission recommendation
- 4205 Portage Road - Temp. A to TR-U1 for future multi-family development - Adopted on July 6, 2021 subject to Plan Commission recommendation
- 6201 Mineral Point Road and 502 Genomic Drive - MXC & PD to Amended PD(GDP-SIP) for Oakwood Village University Woods campus - Adopted on July 6, 2021 subject to Plan Commission recommendation

### - Upcoming Matters – July 26, 2021

- 1858-1890 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial center and auto repair facility to construct six-story mixed-use building with 15,000 sq. ft. of comm. space and 290 apartments on one lot
- 222-232 E Olin Avenue - SE to TE, Demolition Permit, and Conditional Use - Demolish two restaurants to construct eighteen-story mixed-use building with 16,000 sq. ft. of commercial space and 290 apartments on one lot
- 4000-4150 Packers Avenue 4201 N Sherman Avenue - Temp. A to TR-C3, TR-V2, TR-U1, CN and CC-T and Preliminary Plat of "Raemisch Farm Development," creating 98 single-family lots, six lots for future multi-family development, two lots for future mixed-use/commercial development, two outlots for public stormwater management and wetland protection, one outlet for public parkland, and one outlet for private open space
- 10554 Mineral Point Road - Final Plat of "Westwind," creating 70 single-family lots, four outlots dedicated to the public for stormwater management, and one outlet for future development
- Zoning Text Amendment - Creating Section 28.134(6) to create the Williamson Street Maximum Building Heights.
- 609-621 Pine Street and 1505 Beld Street - CC-T to TR-C2 - Rezone four single-family residences to correct a map error
- 2001 Atwood Avenue - Conditional Use for accessory outdoor cooking operation for existing tasting room

### - Upcoming Matters – August 9, 2021

- 30 Ash Street and 2300-2436 Regent Street - TR-C2 to CI, Demolition Permit, Conditional Use & CSM Referral - Renovate and construct additions to West High School, demolish and rezone 2436 Regent Street, and create one institutional lot
- 2222 E Washington Avenue - Conditional Use - Renovate and construct additions to East High School
- 2 S Carroll Street - Conditional Use - Convert bank into a tasting room
- 507 Davidson Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 521 Cottage Grove Road - Conditional Use for free-standing vending in the parking lot of a tavern
- 1729 Schlimgen Avenue - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 1620 Waunona Way - Conditional Use to reconstruct accessory building on lakefront parcel
- 1621 Capital Avenue - Conditional Use to construct accessory buildings exceeding 1,000 square feet of lot area
- 3570-3578 E Washington Avenue - Demolition Permit - Demolish two single-family residences and a

two-family residence with no proposed use

## ANNOUNCEMENTS

Ald. Heck announced that he would not be present for the July 26, 2021 regular meeting.

## ADJOURNMENT

**A motion was made by Cantrell, seconded by Lemmer, to Adjourn at 8:10 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