



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, September 20, 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

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

Present: 7 - Lindsay Lemmer; Patrick W. Heck; Christian A. Albouras; Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez and Bradley A. Cantrell

Excused: 2 - Ledell Zellers and Nicole A. Solheim

Bradley Cantrell was chair for the meeting.

Hagenow and Fernandez arrived just after the approval of the August 23, 2021 Plan Commission meeting minutes.

Alders Present: Ald. Halverson, District 17

Staff Present: Heather Stouder, Secretary; Chris Wells, Planning Division; Matt Tucker, Building Inspection Director; Kate Smith, City Attorney's Office; Deputy Major Christie Baumel, Mayor's Office.

PUBLIC COMMENT

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

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by the Commission.

MINUTES OF THE AUGUST 23, 2021 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- October 4, 18 and November 8, 22, 2021

Special Meeting:

- Plan Commission Work Session: September 30, 2021 at 5:00 p.m.

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. [66787](#) Authorizing the acceptance of ownership from Summit Woods Neighborhood Association of an informational kiosk, two benches, perennial flower garden and decorative landscaping located in Mohican Pass Triangle Park at 1001 Mohican Pass. (10th A.D.)

A motion was made by Lemmer, seconded by Fernandez, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

3. [67056](#) Authorizing the acceptance of ownership from the Ridgewood Neighborhood Association of a "Little Free Library" located in Glacier Hill Park at 1018 Glacier Hill Drive. (17th AD)

A motion was made by Lemmer, seconded by Fernandez, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

4. [67093](#) Authorizing the City's acceptance of ownership from the Walnut Grove Homes Association of the existing Walnut Grove neighborhood sign and decorative landscape garden located within Walnut Grove Park near the N. Westfield Road and Southwick Circle intersection. (9th AD)

A motion was made by Lemmer, seconded by Fernandez, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

- 5. [67108](#) Partial discontinuing and vacating of public street right-of-way of Appleton Road between South Street and Fish Hatchery Road, located in the NE ¼ of the SW ¼ of Section 26, Township 7 North, Range 9 East, in the City of Madison. (13th AD)

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

- 6. [67132](#) Authorizing the Planning Division and City Engineering Division to submit a request to the Capital Area Regional Planning Commission to amend the Environmental Corridor map to remove 4401, 4421 and 4429 Westport Road from the environmental corridor (18th Ald. Dist.)

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

PUBLIC HEARINGS

Zoning Map Amendment & Related Requests

Note: Items 7-9 should be referred to October 4, 2021 at the request of the applicant.

- 7. [67120](#) Creating Section 28.022-00515 of the Madison General Ordinances to rezone properties located at 341 State Street, 317-321 West Gorham Street and 322 West Johnson Street, 4th Aldermanic District, from UMX (Urban Mixed Use) and DC (Downtown Core) Districts to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00516 to approve a Specific Implementation Plan.

On a motion by Lemmer, seconded by Fernandez, the Plan Commission voted to recommend this item be re-referred to the October 4, 2021 Plan Commission meeting (October 19, 2021 Common Council meeting). The motion passed by voice vote / other.

A motion was made by Lemmer, seconded by Fernandez, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 10/4/2021. The motion passed by voice vote/other.

- 8. [66109](#) 341 State Street, 315-321 W Gorham Street, and 322 W Johnson Street, 4th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings as part of a proposed mixed-use redevelopment in the [proposed] Planned Development District.

On a motion by Lemmer, seconded by Fernandez, the Plan Commission referred this item to the October 4, 2021 meeting. The motion passed by voice vote / other.

A motion was made by Lemmer, seconded by Fernandez, to Refer to the PLAN COMMISSION and should be returned by 10/4/2021. The motion passed by voice vote/other.

- 9. [66600](#) Approving a Certified Survey Map on lands owned by Urban Land Interests, 322 W Johnson Street, LLP, and McCaughey Development Associates, LLP located at 341 State Street, 315, 317 and 321 W Gorham Street and 322 W Johnson Street; 4th Ald. Dist.

On a motion by Lemmer, seconded by Fernandez, the Plan Commission referred this item to the October 4, 2021 meeting. The motion passed by voice vote / other.

A motion was made by Lemmer, seconded by Fernandez, to Refer to the PLAN COMMISSION and should be returned by 10/4/2021. The motion passed by voice vote/other.

Conditional Use Requests & Demolition Permits

- 10. [66111](#) 517-521 Cottage Grove Road; 15th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for free-standing vending; and consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor eating area associated with a food and beverage establishment, to add an outdoor eating area in the parking lot of a tavern and to allow food carts on site.

On a motion by Heck, seconded by Lemmer, the Plan Commission found the standards met and approved the conditional uses 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 Heck, seconded by Lemmer, to Approve. The motion passed by voice vote/other.
- 11. [66550](#) 501 E Badger Road; 14th Ald. Dist.: Consideration of a demolition permit to allow a street-facing façade to be demolished; and consideration of a conditional use pursuant to Section 28.139 of the Zoning Code for nonresidential development adjacent to a public park, all in order to partially renovate the existing Badger Rock Middle School and construct an addition to house the Southside Elementary School.

On a motion by Lemmer, seconded by Fernandez, the Plan Commission found the standards met and approved the demolition permit and conditional use 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 Lemmer, seconded by Fernandez, to Approve. The motion passed by voice vote/other.
- 12. [66595](#) 201 S Gammon Road; 19th 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 James Madison Memorial High School as well as site changes, including the conversion of the Mansfield Stadium field to a turf field, at 201 S Gammon Road.

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

- 13. [66557](#) 2410 Waunona Way; 14th Ald. Dist.: Consideration of a demolition permit to demolish single-family residence and consideration of a conditional use to construct a new single-family residence and accessory building on a lakefront parcel.

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

- 14. [67051](#) 6629 Mineral Point Road; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for general retail to allow a general retail tenant in multi-tenant commercial building.

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

Zoning Text Amendments

- 15. [67074](#) SUBSTITUTE - Repealing and recreating Section 28.185 to remove consideration of proposed future use for demolition applications and create limited administrative approval for some demolition categories.

On a motion by Heck, seconded by Lemmer, the Plan Commission recommended the Council to adopt the zoning text amendment. The motion passed by voice vote/ other.

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

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - October 4, 2021

- Greater East Towne Area Plan Update
- South Madison Plan/ Town of Madison Update
- 822 Miami Pass - Conditional Use - Construct an accessory building exceeding 1,000 square feet with an accessory dwelling unit
- 2513 Seiferth Road - Conditional Use - Allow restaurant-nightclub in existing building with outdoor eating area
- 3784-3796 Gala Way - Extraterritorial Certified Survey Map to re-divide three single-family lots in the Town of Cottage Grove to add additional lot depth from adjacent agricultural parcel
- 3802-3820 Gala Way - Extraterritorial Certified Survey Map to e-divide four single-family lots in the Town of Cottage Grove to add additional lot depth from adjacent agricultural parcel

- Upcoming Matters - October 18, 2021

- 3202 Dairy Drive - IL to MC to establish a campground
- 2300 S Park Street - Demolition Permit - Demolish the north wing of Village on Park commercial center to create additional parking for the center
- 4902 Eastpark Boulevard - Revised Preliminary Plat and Final Plat of American Center Eastpark Fourth Addition, creating two employment lots, an outlot for private open space, and an outlot for a private drive
- 8033-8101 Excelsior Drive - Demolition Permit and Certified Survey Map Referral - Demolish office building to construct addition to adjacent office building, with CSM to create one lot
- 2002 Winnebago Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish commercial building to construct four-story mixed-use building with 1,050 sq. ft. of commercial space and 24 apartments, with CSM to create one lot
- 466 Orchard Drive - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 1501 Monroe Street - Conditional Use - Convert hotel into mixed-use building with 3,000 sq. ft. of commercial space and 50 apartments
- 6722 Odana Road - Conditional Use for animal boarding at a veterinary clinic

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Lemmer, seconded by Albouras, to Adjourn at 6:36 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