



# 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).*

---

Monday, July 26, 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

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

**Excused:** 1 - Patrick W. Heck

Zellers was chair for this meeting.

Staff Present: Heather Stouder and Colin Punt, Planning Division; Matt Tucker, Building Inspection Division; John Strange and Kate Smith, City Attorney's Office

Alders Present: Figueroa-Cole (10), Abbas (12) Evers (13), Carter (14)

### PUBLIC COMMENT

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

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Spencer noted she will not be at the August 9 meeting

### MINUTES OF THE JULY 8, 2021 SPECIAL MEETING

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

---

## MINUTES OF THE JULY 12, 2021 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: August 9, 23 and September 20, 2021  
Special Meeting: August 25 UDC Virtual Bus Tour, 4:30 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.

### NEW BUSINESS

2. [66545](#) Discussion of Potential Demolition Ordinance Changes

After a presentation by Staff, the Plan Commission discussed potential changes to the demolition ordinance. No action was taken.

### PUBLIC HEARINGS

#### Zoning Text Amendment

Note: Item 3 should be referred to August 9, 2021 at the request of the district alder

3. [65765](#) Creating Section 28.134(6) of the Madison General Ordinances to create the Williamson Street Maximum Building Heights.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission voted to recommend to Council to refer the zoning text amendment to the August 9, 2021 Plan Commission meeting at the request of the district alder. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Hagenow, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 8/9/2021. The motion passed by voice vote/other.**

#### Zoning Map Amendments & Related Requests

Note: Items 4 and 5 are related and should be considered together

4. [66221](#) Creating Section 28.022 -- 00508 of the Madison General Ordinances to change the zoning of property located at 222-232 E. Olin Avenue, 14th Aldermanic District, from SE (Suburban Employment) District to TE (Traditional Employment) District.

On a motion by Alder Lemmer, seconded by Hagenow, the Commission found that the request did not meet the standards for zoning map amendments and voted to recommend to Council to place the item on file without prejudice. The motion passed by voice vote/other.

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

- 5. [65653](#) 222-232 E Olin Avenue; Urban Design Dist. 1; 14th Ald. Dist.: Consideration of a demolition permit to demolish two restaurants; consideration of a conditional use in the [Proposed] Traditional Employment (TE) District for dwelling units in a mixed-use building, and; consideration of a conditional use in the TE District for a building exceeding five stories and 68 feet in height; all to allow the construction of a eighteen-story mixed-use building containing approximately 16,000 square feet of commercial space and 290 apartments.

On a motion by Alder Lemmer, seconded by Hagenow, the Commission found that the request did not meet the standards for demolition permits due to its historical significance conveyed by report of Landmarks Commission, and did not meet standards 5, 9, and 12 for conditional use and voted to recommend to Council to place the item on file without prejudice. The motion passed by voice vote/other.

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

Note: Items 6 and 7 are related and should be considered together

- 6. [66222](#) Creating Section 28.022 - 00509 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-C3 (Traditional-Residential-Consistent 3) District; and creating Section 28.002 - 00510 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 28.022-511 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-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022 - 00512 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; and creating Section 28.022-513 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 CN (Conservancy) 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 66222) and preliminary plat (ID 65654) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by the following 5-2 vote: AYE: Cantrell, Fernandez, Hagenow, Solheim, Spencer; NAY: Ald. Albouras, Ald. Lemmer; NON-VOTING: Zellers; EXCUSED: Ald. Heck.

**A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by the following vote:**

**Ayes:** 5 - Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim and Bradley A. Cantrell

Noes: 2 - Lindsay Lemmer and Christian A. Albouras

Excused: 1 - Patrick W. Heck

Non Voting: 1 - Ledell Zellers

- 7. [65654](#) 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 Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 66222) and preliminary plat (ID 65654) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by the following 5-2 vote: AYE: Cantrell, Fernandez, Hagenow, Solheim, Spencer; NAY: Ald. Albouras, Ald. Lemmer; NON-VOTING: Zellers; EXCUSED: Ald. Heck.

**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 the following vote:**

**Ayes:** 5 - Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim and Bradley A. Cantrell

**Noes:** 2 - Christian A. Albouras and Lindsay Lemmer

**Excused:** 1 - Patrick W. Heck

**Non Voting:** 1 - Ledell Zellers

- 8. [66234](#) Creating Section 28.022 -- 00507 of the Madison General Ordinances to change the zoning of properties located at 609-621 Pine Street and 1505 Beld Street, 13th Aldermanic District, from CC-T (Commercial Corridor - Transitional) District to TR-C2 (Traditional Residential - Consistent 2) District to correct a mapping error.

On a motion by Cantrell, seconded by Hagenow, 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 Cantrell, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

**Subdivision**

- 9. [65847](#) Approving the final plat of *Westwind* on land generally addressed as 10554 Mineral Point Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the final plat subject to the comments and conditions in the Plan Commission materials. The motion passed voice vote/other.

**A motion was made by Cantrell, seconded by Hagenow, 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**

Note: Items 10 and 11 are related and should be considered together

- 10. [65650](#) 1858-1890 E Washington Avenue; Urban Design Dist. 8; Ald. Dist. 12: Consideration of a demolition permit to demolish a multi-tenant commercial building and an auto repair station; consideration of a conditional use to construct a mixed-use building with greater than 60 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet in height; and consideration of a conditional use in the CC-T District for outdoor recreation, all to construct a six-story mixed-use building with approximately 15,000 square feet of commercial space and 290 apartments.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit and conditional uses for the redevelopment (ID 65650) and recommended approval of the Certified Survey Map (ID 65658) to the Common Council 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 Approve. The motion passed by voice vote/other.**

- 11. [65658](#) Approving a Certified Survey Map of property owned by TDW Hartford, LLC located at 1858-1890 E Washington Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit and conditional uses for the redevelopment (ID 65650) and recommended approval of the Certified Survey Map (ID 65658) to the Common Council 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.**

- 12. [65848](#) 2001 Atwood Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an accessory outdoor cooking operation for a tasting room.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards for conditional uses met to approve the item. The motion passed by voice vote/other.

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

- 13. [66547](#) Staff Summary: Status of Hotel Development

Heather Stouder presented a status summary of recently approved hotel developments.

**- Recent Common Council Actions**

- 575 Zor Shrine Place - SE to TR-U2, Demolition Permit, Conditional Use, Certified Survey Map - Adopted on July 20, 2021 subject to Plan Commission recommendation
- 1220-1228 Williamson Street - Certified Survey Map - Adopted on July 20, 2021 subject to Plan Commission recommendation
- 849 E. Washington Avenue - Certified Survey Map - Adopted on July 20, 2021 subject to Plan Commission recommendation
- Downtown Height Map - Lamp House - Placed on File on July 20, 2021
- TE Rear Yard Setbacks - Approved on July 20, 2021
- Amendment to East Washington Avenue Capitol Gateway Corridor Plan - Approved on July 20, 2021

**- 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
- 507 Davidson Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 521 Cottage Grove Road - Conditional Use - Allow 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 - Reconstruct accessory building on lakefront parcel
- 1621 Capital Avenue - Conditional Use - 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

**- Upcoming Matters – August 23, 2021**

- Recommendation on Adoption of the Odana Area Plan
- 5535 University Avenue - Demolition Permit and Conditional Use - Demolish grocery store to construct a four-story mixed-use building with 2,735 square feet of commercial space and 66 apartments
- 421 Charmany Drive - Conditional Use - Construct a six-story mixed-use building with 179 dwelling units and 4,400 square feet of retail space
- 517 S Gammon Road - Conditional Use - Construct a drive-thru in an existing commercial building
- 521 N Sherman Avenue - Conditional Use - Redevelop an existing retail space into a commercial kitchen
- 718 Dearholt Road - Demolition Permit - Demolish single-family residence and construct new single-family residence with accessory dwelling unit
- 910 Pebble Beach Road - Conditional Use - Construct an accessory building exceeding 1,000 square feet
- 1123 Merrill Springs Drive - Conditional Use - Construct an accessory building exceeding 800 square feet
- 1915 S Stoughton Road - Conditional Use - Allow a brewery in an existing building
- 2737 Myrtle Street - Conditional Use - Construct an accessory building exceeding 10% of lot area
- 5521 Odana Road - Conditional Use - Allow bakery, drive-thru, and outdoor eating at an existing building
- 1435 Morrison Street - Demolition Permit and Conditional Use - Demolish an existing two-unit residence and construct a new single-family residence on a lakefront parcel

**ANNOUNCEMENTS**

Commissioners welcomed new Commissioner Tony Fernandez

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Lemmer, to Adjourn at 10:05 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