



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, March 22, 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

Zellers was chair for the meeting.

Staff Present: Matt Wachter, Secretary; Heather Stouder, Tim Parks, Colin Punt, Planning Division; Janine Glaeser, Urban Design Commission Secretary; Matt Tucker, Zoning Administrator; Matt Mikolajewski, Economic Development Division; Linnette Rhodes, Community Development Division; John Strange, City Attorney's Office; Chris Petykowski, City Engineering; Marla Eddy, Forestry Section; Christine Baumel, Deputy Mayor

Alders Present: Martin (District 11), Evers (District 13), Foster (District 15)

Also Present: Mayor Rhodes-Conway

Zellers called the meeting to order at 6:30

Present: 9 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

Excused: 1 - Andrew J. Statz

PUBLIC COMMENT

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

There was no public comment

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Chair Zellers announced she will be absent both April meetings

MINUTES OF THE MARCH 8, 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: March 22 and April 12, 26, 2021

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

All meetings will be via Zoom

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. [64570](#) Authorizing the City's acceptance of ownership from the Spring Harbor Neighborhood Association of the existing Indian Hills sign and decorative landscape garden located partially in public right-of-way and partially in Spring Harbor Park near the Flambeau Road and University Avenue intersection. (19th 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.

3. [64591](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Dean W. Hermsdorf for approximately 16 acres of land located at 1504 S. Sprecher Road. (16th AD)
A motion was made by Cantrell, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

PUBLIC HEARINGS

Official Map Amendment

4. [64346](#) Amending the City of Madison Official Map to modify the recommended street network for the portion of the planning area bounded by Voges Road, Penito Creek Greenway, Tradewinds Parkway, and Agriculture Drive/ Marsh Road.
On a motion by Cantrell, seconded by Sundquist, the Plan Commission recommended to Council to adopt the amendment to the Official Map. The motion passed by voice vote/other.
A motion was made by Cantrell, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Zoning Map Amendments & Related Requests

REVISED - Note: Items 5 and 6 are related and should be referred to April 12, 2021 at the request of the owner/applicant and district alder

- 5. [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 Cantrell, seconded by Solheim, the Plan Commission recommended referral of the zoning map amendment to April 12, 2021 (April 20, 2021 Common Council) at the request of the owner/applicant and alder. The motion to recommend 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 4/12/2021. The motion passed by voice vote/other.

- 6. [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 Cantrell, seconded by Soheim, the Plan Commission referred consideration of the preliminary plat item to April 26, 2021 (May 4, 2021 Common Council) at the request of the owner/applicant and alder. The motion passed by voice vote/ other.

A motion was made by Cantrell, seconded by Solheim, to Re-refer to the PLAN COMMISSION and should be returned by 4/12/2021. The motion passed by voice vote/other.

- 7. [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 April 26, 2021 (May 4, 2021 Common Council) to allow the applicant to meet with the surrounding condominium community. The motion passed by voice vote/ other.

A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 4/26/2021. The motion passed by voice vote/other.

Conditional Use Requests & Demolition Permits

- 8. [63309](#) 555 W Washington Avenue; 4th Ald. Dist.: Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a vehicle access sales and service window.

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

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

- 9. [63785](#) 725 Jenifer Street; 6th Ald. Dist.: Consideration of a conditional use for an accessory building on a lakefront parcel.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the standards met and approved the item. The motion passed by a 7-1 roll call vote.

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

Ayes: 7 - Lindsay Lemmer; Patrick W. Heck; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

Noes: 1 - Marsha A. Rummel

Excused: 1 - Andrew J. Statz

Non Voting: 1 - Ledell Zellers

- 10. [64092](#) 166 S Marquette Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 1 (TR-V1) District for an accessory building exceeding ten percent (10%) of lot area to allow construction of a detached garage.

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

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

- 11. [64093](#) 924 Williamson Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for indoor recreation; ~~consideration of a conditional use in the TSS District for incidental alcohol sales;~~ 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 to allow an existing building to be converted into an arcade bar.

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

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

Zoning Text Amendments

- 12. [64250](#) Amending portions of Madison General Ordinances 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 feet to 5 feet to support a street tree canopy, and creating Madison General Ordinance 28.071(2)(e) to establish a Downtown Setback Exceptions Map.

On a motion by Cantrell, seconded by Alder Rummel, the Plan Commission voted to recommend to Council to adopt the ordinance amending portions of Chapter 28 to change the front yard setback and creating Section 28.071(2)(e).

The motion passed by voice vote/other.

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

- 13. [63902](#) Amending various sections of Subchapters 28C and 28D of Madison General Ordinances in order to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission to recommended to Council to adopt the ordinances amending various sections of Subchapters 28C and 28D contained within Legistar ID 63902 with the following conditions:

- That purely-residential multifamily buildings of up to 12 units be permitted uses in the NMX district,
- That purely-residential multifamily buildings of 13 to 24 units be conditional uses in the NMX district,
- That purely-residential multifamily buildings of up to 24 units be permitted uses in the TSS district,
- That purely-residential multifamily buildings of greater than 24 units be conditional uses in the TSS district,
- That purely-residential multifamily buildings of up to 36 units be permitted uses in the CC-T district,
- That purely-residential multifamily buildings of greater than 36 units be conditional uses in the CC-T district, and
- That in the CC-T district, at least 50% of the ground-floor frontage facing the primary street shall be nonresidential and that less non-residential frontage requires conditional use approval.

The motion passed by voice vote/other.

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

BUSINESS BY MEMBERS

Chair Zellers thanked Commissioner Sundquist for his service on the Plan Commission.

SECRETARY'S REPORT

Heather Stouder reviewed the upcoming matters.

- Recent Common Council Actions

- Final Plat of "Eastwood Springs" at 6602 Commercial Avenue - Approved subject to Plan Commission recommendations on March 16, 2021

- Upcoming Matters – April 12, 2021

- 2021 Comprehensive Plan Update
- Amendments to TIDs 39, 41, and 42
- 5027-5101 Tradewinds Pkwy - Certified Survey Map Referral to create one industrial lot (Pending Official Map amendment)
- 4702 Sheboygan Avenue - PD(GDP) to PD(SIP) - Construct seven-story, 165,000 sq. ft. office building, 28,000 sq. ft. of commercial space, five-story, 78-unit apartment building and structured parking on Block/ Lot 1 at Madison Yards at Hill Farms
- 330-342 E Lakeside Street - SE to PR and Conditional Use - Convert office building into public service facility/ community center
- 3650 Milwaukee Street and 102 West Corporate Drive - IL to CC-T - Rezone two parcels consistent with Milwaukee Street Special Area Plan
- 720 E Dayton Street - Conditional Use to approve non-accessory parking lot
- 801 S Whitney Way - Conditional Use - Construct generator at Madison Water Utility Well 12
- 2208 University Avenue - Demolition Permit and Conditional Use - Demolish auto repair business to construct a six-story mixed-use building with 750 square feet of commercial space and 79 apartments
- 2918 Progress Road - Conditional Use to convert building into animal daycare and boarding
- 3457 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park
- 3461 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park
- 3465 Milwaukee Street - Demolition Permit - Demolish single-family residence to expand OB Sherry Park

- Upcoming Matters – April 26, 2021

- 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 to convert building into animal daycare
- 2042 E Main Street - Demolition Permit - Demolish single-family residence and construct new single-family residence

ANNOUNCEMENTS

There were no announcements

ADJOURNMENT

A motion was made by Cantrell, seconded by Solheim, to Adjourn at 11:33 p.m. The motion passed by voice vote/other.

[63113](#)

Registrants for Plan Commission Meetings