



# 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, June 13, 2022

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, participated 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 - Jael Currie; Patrick W. Heck; Ledell Zellers; Kathleen L. Spencer; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Arnold (Gabe) Mendez

**Excused:** 1 - Maurice C. Sheppard

Zellers was chair for this meeting.

Fernandez arrived during the public hearing for Item 4.

Staff Present: Kevin Firchow, Bill Fruhling, Dan McAuliffe, and Tim Parks, Planning Division; Sean Malloy, Traffic Engineering Division; Chris Petykowski, City Engineering Division; Eric Knepp, Parks Division Superintendent; Christie Baumel, Deputy Mayor.

Alders Present: Ald. Erik Paulson, Dist. 3; Ald. Syed Abbas, Dist. 12; Ald. Sheri Carter, Dist. 14; Ald. Charles Myadze, Dist. 18

### PUBLIC COMMENT

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

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Solheim disclosed that she was working with the contract purchaser and potential developer of one of the properties affected by Items 4 and 5 on another project elsewhere in Wisconsin, but that she did not feel that her relationship would impact her ability to consider those items.

### MINUTES OF THE MAY 23 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:

- Monday, June 27 and July 11, 25, 2022

Special Working Session/Meeting:

- Thursday, June 23, 2022 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. [71618](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Guy J. and Laura S. Dreger for approximately 13 acres of land located at 10202 Mid Town Road. (1st AD)
- A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

## NEW BUSINESS

3. [71581](#) Accepting Gender-Inclusive language in adopted City Plans
- A motion was made by Cantrell, seconded by Mendez, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

## PUBLIC HEARINGS

### Oscar Mayer Special Area Plan-Related Items

4. [69519](#) SUBSTITUTE - Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison consistent with recommendations in the adopted *Oscar Mayer Special Area Plan*.
- On a motion by Fernandez, seconded by Ald. Currie, the Plan Commission recommended approval of the Substitute for Resolution ID 69519 (alternate alignment - Version 2) to the Common Council on the following 5-2 vote: AYE: Ald. Currie, Ald. Heck, Fernandez, Mendez, Solheim; NAY: Cantrell, Spencer; NON-VOTING: Zellers; EXCUSED: Sheppard.
- A motion was made by Fernandez, seconded by Currie, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

- 5. [69517](#) SECOND SUBSTITUTE. Creating Section 28.022-00546 of the Madison General Ordinances to change the zoning of property located at 2007 Roth Street, 12th Aldermanic District, from IG (Industrial-General) District to CN (Conservancy) District; and creating Section 28.002-00547 of the Madison General Ordinances to change the zoning of the property located at 2007 Roth Street, 12th Aldermanic District, from IG (Industrial-General) District to TR-U2 (Traditional Residential-Urban 2) District; and creating Section 28.022-00548 of the Madison General Ordinances to change the zoning of the property located at 701-705 Ruskin Street, 2007 Roth Street, and 1810 and 1834 Commercial Avenue, 12th Aldermanic District from IL (Industrial-Limited) District to RMX (Regional Mixed-Use) District.

On a motion by Fernandez, seconded by Mendez, the Plan Commission recommended approval to the Common Council of the Second Substitute for Ordinance ID 69517, which rezones the subject properties consistent with the alternate alignment - Version 2 in Official Map Resolution ID 69519. The motion to recommend approval by voice vote/ other.

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

**Zoning Map Amendments & Related Requests**

- 6. [71221](#) Creating Section 28.022-00564 of the Madison General Ordinances to rezone property located at 222 and 230 Merry Street, 6th Aldermanic District from TR-U2 (Traditional Residential - Urban 2) District to TR-U1 (Traditional Residential - Urban 1) District.

A motion by Cantrell to recommend approval of the zoning map amendment to the Common Council failed for lack of a second.

On a motion by Solheim, seconded by Fernandez, the Plan Commission recommended that the Common Council place the zoning map amendment on file without prejudice. The motion to recommend that the matter be placed on file without prejudice passed by voice vote/ other, with Cantrell voting 'No'.

In recommending that the zoning map amendment be placed on file, members of the Plan Commission expressed concerns about the preemptive downzoning of property, and felt that the existing TR-U2 zoning could generally implement the Low Residential (LR) land use recommended for the site by the Comprehensive Plan as well as the proposed TR-U1 district.

**A motion was made by Solheim, seconded by Fernandez, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by voice vote/other, with Cantrell voting No.**

Note: Items 7 - 10 are related and were considered as one public hearing.

- 7. [70930](#) 222-232 E Olin Avenue; 14th Ald. Dist.: Consideration of a demolition permit to demolish a restaurant-tavern.

On a motion by Cantrell, seconded by Mendez, the Plan Commission found the standards met and approved the demolition permit (ID 70930) 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 Cantrell, seconded by Mendez, to Approve. The motion passed by voice vote/other.**

- 8. [71222](#) Creating Section 28-022-00565 of the Madison General Ordinances to rezone 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 Cantrell, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 71222) to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/other.

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

- 9. [70933](#) 222-232 E Olin Avenue; Urban Design Dist. 1; 14th Ald. Dist.: 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 twelve-story mixed-use building containing approximately 13,500 square feet of commercial space and 192 apartments.

On a motion by Cantrell, seconded by Mendez, the Plan Commission found the standards met and approved the conditional use requests (ID 70933) for the proposed development subject to the comments and conditions contained in the Plan Commission materials and the following revised condition:

- On a motion by Solheim, seconded by Cantrell, the Plan Commission revised condition #1 to require construction of a 10-foot or smaller multi-purpose path if acceptable to staff and the Transportation Commission, and for the applicant to provide an adequate easement to allow for City maintenance of the path. The motion to amend the condition passed by voice vote/ other.

The motion to approve as amended passed by voice vote/ other.

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

- 10. [70781](#) Approving a Certified Survey Map of property owned by McGrath Property Group, LLC located at 222-232 E Olin Avenue; 14th Ald. Dist.

On a motion by Cantrell, seconded by Mendez, the Plan Commission recommended approval of the Certified Survey Map (ID 70781) to the Common Council subject to the comments and conditions contained in the Plan Commission materials and the following revised condition:

- On a motion by Solheim, seconded by Cantrell, the Plan Commission revised condition #1 to require construction of a 10-foot or smaller multi-purpose path if acceptable to staff and the Transportation Commission, and for the applicant to provide an adequate easement to allow for City maintenance of the path. The motion to amend the condition passed by voice vote/ other.

The motion to recommend approval subject to the amended condition passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Mendez, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 11 - 14 are related and were considered as one public hearing.

- 11. [70942](#) 3900-3920 Monona Drive and 109 Cottage Grove Road; 15th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and approved the demolition permit (ID 70942) 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 Cantrell, seconded by Fernandez, to Approve. The motion passed by voice vote/other.**

- 12. [71223](#) Creating Section 28-022-00566 of the Madison General Ordinances to rezone property located at 3900-3920 Monona Drive and 109 Cottage Grove Road, 15th Aldermanic District, from NMX (Neighborhood Mixed-Use) District to TSS (Traditional Shopping Street) District.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 71223) to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/other.

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

- 13. [70943](#) 3900-3920 Monona Drive and 109 Cottage Grove Road; 15th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District to construct a mixed-use building with greater than 48 dwelling units; consideration of a conditional use in the TSS District for vehicle access sales and service windows; and consideration of a conditional use in the TSS District for a building exceeding three (3) stories and 40 feet, all to construct a five-story mixed-use building with approximately 69 apartments and 6,500 square feet of commercial space with two vehicular access sales and service windows.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission found the standards met and approved the conditional use requests (ID 70943) for the proposed development 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 Cantrell, seconded by Fernandez, to Approve. The motion passed by voice vote/other.**

- 14. [70957](#) Approving a Certified Survey Map of property owned by Krupp-Grove Family, LP and 3900 Monona Drive, LLC located at 3900-3920 Monona Drive and 109 Cottage Grove Road; 15th Ald. Dist.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission recommended approval of the Certified Survey Map (ID 70957) to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Fernandez, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

**Conditional Use Requests**

- 15. [71241](#) 705 Woodward Drive; 18th Ald. Dist.: Consideration of a conditional use to construct an accessory building on a lakefront parcel

On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and approved the request subject to the comments and conditions contained in the Plan Commission materials. 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.

- 16. [71243](#) 6067 Gemini Drive and 5909 Sharpsburg Drive; 3rd Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to amend the zoning text for a two-building mixed-use development to add conditional uses in the Commercial Corridor-Transitional (CC-T) zoning district as allowable uses in the development; consideration of a conditional use for a restaurant-nightclub ; and consideration of a conditional use for an outdoor eating area for a restaurant-nightclub, all to allow an existing coffee shop to have an entertainment license and outdoor eating area.

On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and approved the request subject to the comments and conditions contained in the Plan Commission materials. 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**

- 17. [71549](#) Repealing MGO Sec. 28.105 Neighborhood Conservation Overlay Districts.

On a motion by Cantrell, seconded by Solheim, the Plan Commission recommended that the zoning text amendment be referred to a future meeting (no date specified) at the request of the ordinance sponsors. 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. The motion passed by voice vote/other.**

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Kevin Firchow summarized recent Common Council actions and upcoming matters for the Plan Commission.

**- Recent Common Council Actions**

- 519-547 W Washington Avenue - One-lot Certified Survey Map related to a six-story, 140-unit apartment building on one lot - Adopted on June 7, 2022 subject to Plan Commission recommendation
- Zoning Text Amendment to amend Table 28C-1 to create a column 'Multi-Family Dwelling (37-60) Units', and amend the tables in Section 28.051 - Adopted on June 7, 2022 subject to Plan Commission recommendation
- Zoning Text Amendment to repeal Sec. 28.182(5)(c) regarding protest Petitions and amend Sec. 28.182(5)(b) to require a two-thirds favorable vote by the Common Council to pass zoning map amendments - Adopted on June 7, 2022 subject to Plan Commission recommendation

**- Upcoming Matters – June 27, 2022**

- Authorizing the Planning Division's shift to a Planning Framework with 13 higher level Area Plans
- 802-826 Regent Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two commercial buildings, one church, and two residences to construct ten-story mixed-use building with approximately 3,000 sq. ft. of commercial space and 178 apartments on one lot
- 2101-2115 East Springs Drive - Conditional Use and Certified Survey Map Referral - Construct residential building complex with 463 apartments in four buildings
- 4301 East Towne Boulevard - Conditional Use Alteration - Construct second lane for restaurant

vehicle access sales and service window

- 131 W Wilson Street - Demolition Permit - Demolish 12-story commercial/ office building
- 917 Deming Way - Demolition Permit - Demolish street-facing wall of office/ industrial building to construct an addition
- 402 Rustic Drive - Conditional Use Alteration to increase population of existing community living arrangement

### **- Upcoming Matters – July 11, 2022**

- Incorporating Health & Safety Goals, Strategies, and Actions into the City's Performance Excellence Framework
- 428-444 State Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish three buildings to construct six-story tall mixed-use building adjacent to Lisa Link Peace Park with up to 6,445 square feet of commercial space and 26 apartments on one lot
- 222 W Gorham Street - Conditional Use - Construct outdoor eating area for a restaurant-nightclub
- 2005 N Sherman Avenue - TR-C4 to allow a tavern as permitted use
- 3401 E Washington Avenue - IL to CC-T, Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish bakery to construct a two-story building with 12 townhouses, a five-story, mixed-use building with approximately 4,350 sq. ft. of commercial space and 77 apartments and resident amenity spaces, a five-story, 110-unit apartment building with a community room and a shared rooftop plaza, and a three-story, 46-unit apartment building with a community room as part of a planned multi-use site
- 610 Junction Road - Alteration to PD(SIP) to renovate the second floor of a two-story mixed-use building to create 17 apartments
- 7317 Cottage Grove Road - Demolition Permit - Demolish single-family residence

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 9:23 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.

### **[69103](#)**

Registrants for 2022 Plan Commission Meetings