



# 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, February 21, 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, may participate in the meeting remotely by teleconference or videoconference.

### CALL TO ORDER/ROLL CALL

Zellers called the meeting to order at 5:30 p.m.

**Present:** 10 - Lindsay Lemmer; Patrick W. Heck; Christian A. Albouras; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Maurice C. Sheppard

Zellers was chair for the meeting.

Staff present: Heather Stouder, Colin Punt, Planning Division; Christie Baumel, Mayor's Office

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Lemmer recused herself from item 6 (Legislative ID 69315).

### PUBLIC COMMENT

1. [60306](#) Plan Commission Public Comment Period  
There were no public comments

### MINUTES OF THE FEBRUARY 7, 2022 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:

- Mondays, March 7, 21 and April 11, 25, 2022 at 5:30 p.m.

Special Meeting/Working Session:

- Thursday, March 24, 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.

**SPECIAL ITEMS OF BUSINESS**

- 2. [69352](#) Staff update on “Housing Forward” initiatives  
Heather Stouder provided an update on "Housing Forward" initiatives.

- 3. [69743](#) 2021 Planning Division Annual Report  
Heather Stouder provided an overview of the 2021 Planning Division Annual Report.

**PUBLIC HEARINGS**

**Zoning Map Amendment**

Note: Item 4 should be referred to a future meeting (no date specified) at the request of the applicant.

- 4. [68639](#) Creating Section 28.022-00524 of the Madison General Ordinances to change the zoning of property located at 1017 N. Sherman Avenue, 12th Aldermanic District, from IG (Industrial - General) District to CC-T (Commercial Corridor - Transitional) District.  
On a motion by Cantrell, seconded by Solheim, the Commission recommended to Common Council to re-refer the zoning map amendment to a future meeting at the request of the applicant. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.**

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

- 5. [69314](#) 2206-2208 University Avenue; 5th Ald. Dist.: Conditional Use(s) the TSS (Traditional Shopping Street) District for a mixed-use building with less than 50% non-residential ground floor facing the primary street; consideration of a conditional use in the TSS District for a mixed-use building with greater than 48 dwelling units; consideration of a conditional use in the TSS District for a building taller than three stories and 40 feet; and consideration of a conditional use for a reduction of more than 20 spaces and 25% or more of the required automobile parking, all to allow construction of a six-story mixed-use building with approximately 800 square feet of commercial space and 79 apartments.  
On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and approved the conditional use 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.**

- 6. [69315](#) 3005 University Avenue; 5th Ald. Dist.: Consideration of a demolition permit to demolish a restaurant-tavern.

On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other, with Ald. Lemmer recused.

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

Note: Items 7 and 8 are related and should be considered together

- 7. [69317](#) Approving a Certified Survey Map of property owned by the City of Madison located at 5426 Fen Oak Drive; 16th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Commission found the standards met and recommended to Council to adopt the CSM resolution. The motion 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.**

- 8. [69318](#) 5426 Fen Oak Drive; 16th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for warehousing and storage to allow construction of an office/ warehouse/ distribution facility for the South Central Library System

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

**Land Division**

- 9. [69316](#) Adjacent to 2862 Siggelkow Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create one residential lot and one lot for farmland preservation.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards and criteria met and approved the land division 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 provided an overview of upcoming matters.

### - Upcoming Matters – March 7, 2022

- 2902 Dryden Drive - Demolition Permit and Conditional Use - Demolish former bank to construct a four-story, 45-unit apartment building in a planned multi-use site
- Zoning Text Amendment - Amend Ch. 28 to create an outdoor eating area, temporary, associated with a food and beverage establishment as a use category in Ch. 28, amending Tables 28D-2, 28E-2, 28F-1 and 28G-1 to include the new use category, and amending Subchapter 28J: Supplemental Regulations
- 614 University Avenue - Conditional Use - Allow a nightclub tenant in existing commercial building
- 2702 Agriculture Drive - Conditional Use Convert office building into auto repair business
- 557 North Street - Conditional Use - Allow restaurant-tavern/brewpub, freestanding vending, and outdoor eating area uses as part of the remodeling of a one-story commercial building
- Oscar Mayer Special Area Plan - Zoning Map Amendments and Official Map Amendments to map reservation for street connections

### - Upcoming Matters – March 21, 2022

- 700-740 Regent Street - Amended PD(GDP-SIP) and Certified Survey Map Referral - Create three commercial lots to construct 12-story, 341-unit apartment building on proposed Lot 3
- 1325-1331 Greenway Cross - Conditional Use - Convert tenant space in commercial building into restaurant-nightclub
- 3302 Dairy Drive - Conditional Use - Allow general retail tenant in multi-tenant industrial building
- 3734 Speedway Road - Demolition Permit and Conditional Use - Demolish commercial building to construct four-story mixed-use building with approximately 800 square feet of commercial space and 31 apartments
- 3315 Nelson Road - Extraterritorial Certified Survey Map - Re-divide two residential lots in the Town of Burke
- 5501 Endeavor Lane - Conditional Use - Construct five-story, 261,600 square-foot office/laboratory building

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 6:40 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