



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, February 7, 2022

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.

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

Excused: 1 - Christian A. Albouras

Zellers was chair for the meeting.

Alders Present: Myadze (18)

Staff Present: Heather Stouder, Rebecca Cnare, Bill Fruhling, Jeff Greger, Linda Horvath, Kirstie Laatsch, Colin Punt, Planning Division

PUBLIC COMMENT

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

There was no public comment

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Commissioner Hagenow disclosed that he and his wife own property within the proposed boundaries of the Hawthorne-Truax Neighborhood Plan.

MINUTES OF THE JANUARY 24, 2022 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, February 21 and March 7, 21, 2022

Special Meeting/Working Session:

- Thursday, March 24, 2022 at 5:00 p.m.

NEW BUSINESS

2. [69492](#) Authorizing the City of Madison Planning Division to restart the Shady Wood Neighborhood Development Plan planning process

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

3. [69493](#) Authorizing the development of a neighborhood plan for the Hawthorne-Truax Area

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

4. [68802](#) Adopting the Greater East Towne Plan as a supplement to the Comprehensive Plan and directing staff to implement the recommendations contained in the plan.

On a motion by Cantrell, seconded by Fernandez, the Plan Commission recommended approval of the Greater East Towne Plan to the Common Council as outlined in the Planning Division memo dated January 28, 2022. The motion to recommend approval of the plan passed by voice vote/ other.

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

PUBLIC HEARINGS

Zoning Map Amendments & Related Requests

5. [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 Sheppard, the Plan Commission recommended re-referral of the zoning map amendment to February 21, 2022 (March 1, 2022 Common Council meeting) at the request of the applicant. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Cantrell, seconded by Sheppard, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 2/21/2022. The motion passed by voice vote/other.

Note: Items 6 and 7 are related and were considered together

- 6. [69273](#) SUBSTITUTE. Creating Section 28.022 - 00539 of the Madison General Ordinances to change the zoning of property located at 10451 Old Sauk Road, 9th Aldermanic District, from A (Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 69273) and preliminary plat (ID 68697) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

- 7. [68697](#) Approving the preliminary plat and final plat of *Fox Knoll* on land addressed as 10451 Old Sauk Road and 621 Pioneer Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 69273) and preliminary plat (ID 68697) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Cantrell, seconded by Sheppard, 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.

Note: Items 8 and 9 are related and were considered together

- 8. [69274](#) Creating Section 28.022 - 00534 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 - 00535 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 28.022-536 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 - 00537 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 28.022-538 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 Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 69274) and preliminary plat (ID 68696) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

- 9. [68696](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 18th Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 69274) and preliminary plat (ID 68696) to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Cantrell, seconded by Sheppard, 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

- 10. [68715](#) 1301 Regent Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a restaurant-nightclub.

On a motion by Cantrell, seconded by Sheppard, the Plan 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 Sheppard, to Approve. The motion passed by voice vote/other.

- 11. [69101](#) 6717 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for animal boarding to allow an animal boarding tenant in a multi-tenant commercial building.

On a motion by Cantrell, seconded by Sheppard, the Plan 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 Sheppard, to Approve. The motion passed by voice vote/other.

Subdivision

- 12. [69715](#) Re-approving the final plat of the *Element District* subdivision on land generally addressed as 5501 Mineral Point Road and 425-441 Charmany Drive; 19th Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found the standards met and recommended re-approval of the final plat to Common Council subject to the previous conditions by voice vote/ other.

A motion was made by Cantrell, seconded by Sheppard, 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.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized recent Common Council actions and upcoming matters for the February 21 and March 7 Plan Commission meetings.

- Recent Common Council Actions

- Preliminary Plat of University Research Park-Pioneer 1st Addition Replat - Approved subject to Plan Commission recommendation on February 1, 2022
- 511 S Ingersoll Street - TR-C4 to PD(GDP-SIP) and Certified Survey Map creating two residential lots and one institutional lot - Approved subject to Plan Commission recommendation on February 1, 2022

- Upcoming Matters – February 21, 2022

- (Tentative) Staff update on "Housing Forward" initiatives
- 2206 University Avenue - Conditional Use Alteration - Approve amended plans for a six-story mixed-use bldg. with approx. 800 sq. ft. of commercial space and 79 apartments
- 3005 University Avenue - Demolition Permit - Demolish one-story restaurant-tavern
- Adjacent to 2862 Siggelkow Road - Extraterritorial Certified Survey Map in the Town of Cottage Grove creating one residential lot and lot for farmland preservation
- 5426 Fen Oak Drive - Certified Survey Map Referral and Conditional Use - Create two lots for future employment and construct 32,566 sq. ft. office/ warehouse/distribution facility on proposed Lot 1
- 2021 Planning Division Annual Report

- 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 for a nightclub
- 2702 Agriculture Drive - Conditional Use for an auto repair business
- 557 North Street - Conditional Use for a restaurant-tavern/ brewpub, freestanding vending, and outdoor eating area uses
- Oscar Mayer Special Area Plan-Related Items, including at least ten zoning map amendments and official map amendments

ANNOUNCEMENTS

There were no announcements

ADJOURNMENT

A motion was made by Cantrell, seconded by Fernandez, to Adjourn at 8:29 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