



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Draft 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 3, 2025

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

Emily Gnam was chair for the meeting.

Staff Present: Meagan Tuttle, Lisa McNabola, Brian Grady, Breana Collins, Planning Division

The meeting was called to order at 5:30 p.m.

Present: 9 - John P. Guequierre; John W. Duncan; Derek Field; Emily R. Gnam; Sara R. Sanders; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck and Anjali Bhasin

Excused: 2 - Christopher T. McCahill and Bob Soldner

Non Voting: 1 - Darrin S. Wasniewski

PUBLIC COMMENT

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

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by the Commission.

MINUTES OF THE JANUARY 13, 2025 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, February 17 and March 3, 17, 2025 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, February 13, 2025 at 5:00 p.m. (Room 215, Madison Municipal Building; 215 Martin Luther King, Jr. Blvd.)

ROUTINE BUSINESS

2. [86814](#) Vacating and discontinuing portions of Braxton Place public street right-of-way within the Triangle Plat to allow the said lands to be included the replatting parts of Lot 1 and 2 of CSM No. 1596 . Being located in part of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (District 13)
- A motion was made by Duncan, 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.**

NEW BUSINESS

3. [86656](#) Accepting the report titled "2025 Progress Update - City of Madison Comprehensive Plan"
- On a motion by Alder Field, seconded by Alder Duncan, the Plan Commission recommended to the Common Council to accept the Report with the following edits: Add Madison DOT as a lead agency for Action 1c., remove Traffic Engineering as a lead agency for Action 9c., and add Madison DOT as a lead agency for Action 9d.
- A motion was made by Field, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

PUBLIC HEARINGS

Development-Related Requests

4. [86522](#) 7869 Big Sky Drive (District 9): Consideration of a conditional use in the Commercial Center (CC) District for an auto body shop.
- On a motion by Alder Duncan, seconded by Solheim, the Plan Commission found the standards met and approved the conditional use. The motion passed by voice vote/other.
- A motion was made by Duncan, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
5. [86521](#) 5001, 5005, and 5013 Femrite Drive (District 16): Consideration of a demolition permit to demolish a storage building and two single-family residences.
- On a motion by Alder Duncan, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.
- A motion was made by Duncan, seconded by Solheim, to Approve. The motion passed by voice vote/other.**

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Secretary Meagan Tuttle provided an overview of upcoming matters on future Plan Commission agendas.

- Recent Common Council Actions

- ID 83924 - 709 Northport Drive - Rezoning from SR-C1 to TR-U1 for future multi-building residential and institutional development - Adopted by the Common Council on January 28, 2025 subject to the Plan Commission recommendation
- ID 86288 - Amending Section 28.022(3)(a) of the Zoning Code to facilitate the incorporation of additional floodplain maps - Adopted by the Common Council on January 28, 2025 subject to the Plan Commission recommendation
- ID 86415 - 6021 Old Middleton Road - Certified Survey Map to create two lots - Adopted by the Common Council on January 28, 2025 subject to the Plan Commission recommendation

- Upcoming Matters – February 13, 2025 (Special Meeting)

- Adopting amendments to the Plan Commission Policies and Procedure Manual

- Upcoming Matters – February 17, 2025

- ID 86737 - 940-1050 S High Point Road, 1051 S Pleasant View Road & 902 Landmark Trail - Revised Preliminary Plat of Hill Valley, creating 553 single-family lots, 228 lots for 114 two-family dwellings, 68 lots for townhouse units, four lots for future multi-family dwellings, one lot for future neighborhood commercial, one lot for future mixed-use development, two outlots to be dedicated for public park, five outlots to be dedicated for stormwater management, two outlots for private alleys, two outlots for private open space, and four outlots for future development
- ID 86738 - 1050 S High Point Road & 1051 S Pleasant View Road - Final Plat of Hill Valley, creating 48 single-family lots, one outlot to be dedicated for public park, and four outlots to be dedicated for stormwater management
- ID 86649 - Zoning Text Amendment - Repealing and recreating MGO Section 28.185 and creating MGO Section 41.28 related to demolition of buildings to update the approval processes
- ID 86650 - Zoning Text Amendment - Amending Sections in Chapter 28 of the Zoning Code related to single-family homes, accessory dwelling units, and small residential infill projects
- ID 86728 - 623 N Lake Street - Conditional Use - Re-approve mixed-use building (fraternity and apartments) as 22-unit apartment building
- ID 86729 - 2530 Dahle Street - Demolition Permit - Demolish single-family residence
- ID 86730 - 6111 Femrite Drive - Demolition Permit - Demolish two-family residence
- ID 86731 - 6213 Countryside Lane - Demolition Permit - Demolish single-family residence

- Upcoming Matters – March 3, 2025

- ID 86523 - 3915 Lien Road - Conditional Use - Construct coffee shop with drive-thru window in Urban Design District 5
- ID 86732 & 86733 - 77 Sirlain Strip - Demolition Permit, Rezoning from TR-V2 to TR-U1 and Conditional Use - Demolish restaurant-tavern to construct a six-story, 74-unit apartment building
- ID 86734 - 922-926 N Fair Oaks Avenue - Demolition Permit and Rezoning from TR-C1 to CC-T - Demolish two single-family residences and rezone for future multi-family redevelopment
- ID 86735 - 3222-3238 E Washington Avenue and 3229 Ridgeway Avenue - Demolition Permit and Rezoning from TR-C1 and TR-C4 to TR-U2 - Demolish three single-family residences and rezone for future multi-family/ mixed-use redevelopment
- ID 86736 - 6303 Portage Road & 4821 Hoepker Road - Rezoning from Temp. A to TR-P and A and Preliminary Plat of LEO Living, creating two lots in TR-P for future residential development and two lots/outlots in A zoning for future development
- ID 86804 - Zoning Text Amendment - Creating Chapter 21 of the Madison General Ordinances related to Zoning Floodplain Regulations and Maps
- ID 86807 - Zoning Text Amendment - Amending various sections within MGO Chapter 28 (Zoning Code) to remove floodplain references
- ID TBD - 321 Russell Street - Rezoning from PD to TSS to correct a zoning map error
- ID 86857 - 1240 Sherman Avenue - Conditional Use - Demolish and reconstruct detached garage and construct additional accessory building on a lakefront parcel

- ID 86860 - Adjacent to 3111 Burke Road - Extraterritorial Certified Survey Map to create one lot in the Town of Sun Prairie

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Solheim, seconded by Field, to Adjourn at 6:30 p.m.
The motion passed by voice vote/other.**

REGISTRATIONS

[86598](#)

Registrants for 2025 Plan Commission Meetings