



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.*

Thursday, February 13, 2025

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 215 (Madison Municipal Building)

SPECIAL MEETING OF THE PLAN COMMISSION

****This meeting is being held in person.****

****Note**** Quorum of the Common Council may be in attendance at this meeting.

CALL TO ORDER/ROLL CALL

Chair Gnam called the meeting to order at 5:08 p.m.

Present: 9 - John P. Guequierre; Derek Field; Emily R. Gnam; Sara R. Sanders;
Christopher T. McCahill; Nicole A. Solheim; Patrick W. Heck; Anjali Bhasin
and Darrin S. Wasniewski

Excused: 3 - John W. Duncan; Arnold (Gabe) Mendez and Bob Soldner

Gnam was chair for the meeting.

Staff present: Matt Wachter, Secretary; Meagan Tuttle, Kevin Firchow, Colin Punt, Planning Division;
Heather Stouder, DPCEd Office of the Director; Katie Bannon, Zoning Administrator; Kate Smith, Office
of the City Attorney

PUBLIC COMMENT

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

There was no public comment

DISCLOSURES AND RECUSALS

There were no disclosures or recusals

SCHEDULE OF MEETINGS

Regular Meetings:

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

SPECIAL ITEMS OF BUSINESS

2. [87054](#) Housing Update

Heather Stouder provided an update of recent housing-related activities and policies pertinent to the Plan Commission's work.

The Plan Commission discussed. No action was taken.

3. [87055](#) Overview and Discussion Regarding Affordable Housing Tools and Programs

Matthew Wachter provided an overview of affordable housing tools and programs used in Madison.

The Plan Commission discussed. No action was taken.

4. [86869](#) Adopting amendments to the Plan Commission Policies and Procedure Manual.

A motion was made by Heck, seconded by Field, to adopt the proposed amendments to the Plan Commission Policies and Procedure Manual. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

The Plan Commission identified possible discussion topics for future special meetings. No action was taken.

COMMUNICATIONS

There were no communications

SECRETARY'S REPORT

Meagan Tuttle gave an overview of upcoming matters.

- 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 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 86824 - Amending the Report of the Lamp House Block Ad Hoc Plan Committee
- ID 86728 - 623 N Lake Street - Conditional Use - Re-approve mixed-use building (fraternity and apartments) as 22-unit apartment building and lodging house
- ID 86732 86990 & 86733 - 77 Sirloin 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 & 86991 - 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 & 86992 - 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 86993 & 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 86989 - 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 Field, seconded by Solheim, to Adjourn at 6:38 p.m. The motion passed by voice vote/other.