



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, July 8, 2024

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 11 - John P. Guequierre; John W. Duncan; Derek Field; Ledell Zellers; Christopher T. McCahill; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck; Sara R. Sanders; Anjali Bhasin and Bob Soldner

Ledell Zellers was chair for the meeting.

Staff Present: William Fruhling, Secretary; Chris Wells, Planning Division; Matt Tucker and Katie Bannon, Building Inspection; Jessica Price and Greg May, Mayor's Office; and Angela Kamoske, Police Department.

Also Present: Ald. Rummel, Ald. Govindarajan, and Ald. Knox, Jr.

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 JUNE 24, 2024 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, July 29 and August 26, 2024 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, July 11, 2024 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

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.

NEW BUSINESS

2. [83420](#) Adopting the Sustainability Plan Update and directing staff to implement the recommendations in the plan.
- On a motion by Solheim, seconded by Ald. Duncan, the Plan Commission recommended approval of the Sustainability Plan with the addition of a Safe Routes to School element to Goal #12, as recommended by the Transportation Committee.
- A motion was made by Solheim, seconded by Duncan, to Return to Lead with the Recommendation for Approval to the SUSTAINABLE MADISON COMMITTEE. The motion passed by voice vote/other.**

PUBLIC HEARINGS**Development-Related Requests**

3. [83902](#) Re-approving the final plat of *The American Center Eastpark Fifth Addition* subdivision on land generally addressed as 4846 Eastpark Boulevard (District 17).
- On a motion by Ald. Duncan, seconded by Mendez, the Plan Commission found the standards met and recommended re-approval of the final plat subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Duncan, seconded by Mendez, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**
4. [83908](#) Creating Section 28.022-00677 of the Madison General Ordinances to approve an Amended Specific Implementation Plan of a Planned Development District for property located at 702 University Row and 5119 Silvertree Run. (District 19)
- On a motion by Ald. Duncan, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.
- A motion was made by Duncan, seconded by Mendez, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
5. [83736](#) 2604 Waunona Way (District 14): Consideration of a conditional use to allow construction of an accessory building on a lakefront parcel.
- On a motion by Ald. Duncan, seconded by Mendez, the Plan Commission found that the standards were met and approved the conditional use 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 Duncan, seconded by Mendez, to Approve. The motion**

passed by voice vote/other.

6. [83737](#)

3901 Packers Avenue (District 18): Consideration of an alteration to an approved Planned Mobile Home Park (PMHP) District to allow construction of the remaining phase of the Oak Park mobile home park to include 80 additional manufactured homes.

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials and the following condition:

- The applicant shall work with Traffic Engineering to amend the site plan to eliminate parallel parking to provide adequate vision triangles as needed.

The motion to approve passed by voice vote/ other.

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

7. [83738](#)

5152 Spring Court (District 19): Consideration of a conditional use to allow construction of an addition to a single-family residence on a lakefront parcel.

On a motion by Ald. Guequierre, seconded by Mendez, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials and the following condition:

- The applicant shall provide final plans that show stormwater will be contained on the property for review by Building Inspection and or the Engineering Division as needed.

The motion to approve passed by voice vote/ other.

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

8. [83739](#)

823 E Washington Avenue, 1st Floor (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for a nightclub to allow an approved restaurant-tavern located on the first floor of a hotel to be converted into a nightclub.

On a motion by Ald. Duncan, seconded by Mendez, the Plan Commission found that the standards were met and approved the conditional use 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 Duncan, seconded by Mendez, to Approve. The motion passed by voice vote/other.

9. [83741](#)

823 E Washington Avenue, 8th Floor (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-nightclub to allow an approved restaurant-tavern located on the eighth floor of a hotel to be converted into a restaurant-nightclub.

On a motion by Ald. Duncan, seconded by Mendez, the Plan Commission found that the standards were met and approved the conditional use 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 Duncan, seconded by Mendez, to Approve. The motion passed by voice vote/other.

10. [83753](#) 1705 National Avenue (District 16): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a home occupation with outside employees.

On a motion by Ald. Duncan, seconded by Mendez, the Plan Commission found that the standards were met and approved the conditional use 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 Duncan, seconded by Mendez, to Approve. The motion passed by voice vote/other.

Note: Item 11 should be referred to September 9, 2024 at the request of the applicant.

11. [83269](#) 709-711 E Johnson Street (District 6): Consideration of a conditional use in the Neighborhood Mixed-Use (NMU) District for an outdoor eating area for a restaurant-tavern tenant in a mixed-use building.

On a motion by Ald. Duncan, seconded by Mendez, the Plan Commission referred this matter to September 9, 2024 at the request of the applicant. The motion to approve passed by voice vote/ other.

A motion was made by Duncan, seconded by Mendez, to Re-refer to the PLAN COMMISSION and should be returned by 9/9/2024. The motion passed by voice vote/other.

Note: Items 12 and 13 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

12. [83271](#) 2008 Waunona Way (District 14): Consideration of demolition permit to demolish the street-facing facade of a single-family residence.

On a motion by Ald. Duncan, seconded by Mendez, the Plan Commission found that the standards were met and approved the demolition permit 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 Duncan, seconded by Mendez, to . The motion passed by voice vote/other.

13. [83735](#) 2008 Waunona Way (District 14): Consideration of an alteration to a conditional use to allow construction of an addition to a single-family residence on a lakefront parcel.

On a motion by Ald. Duncan, seconded by Mendez, the Plan Commission found that the standards were met and approved the conditional use alteration 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 Duncan, seconded by Mendez, to Approve. The motion passed by voice vote/other.

Note: Items 14-16 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

14. [83525](#) 521 E Washington Avenue (District 6): Consideration of a demolition permit to demolish a two-story commercial building.

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found that the standards were met and approved the demolition permit 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 Solheim, seconded by Guequierre, to Approve. The motion passed by voice vote/other.

15. [83526](#) 521 E Washington Avenue (District 6): Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet or more than four stories to allow construction of an eight-story mixed-use building containing approximately 3,800 square feet of office space and 70 apartments.

On a motion by Solheim, seconded by Mendez, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- The applicant shall submit a security camera plan as part of their security plan.

The motion to approve passed by voice vote/ other.

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

16. [83530](#) Approving a Certified Survey Map of property owned by LZ, LLC located at 521 E Washington Avenue (District 6).

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found that the standards were met and recommended approval of the Certified Survey Map 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 Solheim, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 17-20 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

17. [83527](#) 306 N Brooks Street (District 8): Consideration of a demolition permit to demolish a lodging house.

On a motion by Ald. Guequierre, seconded by Ald. Duncan, the Plan Commission found that the standards were met and approved the demolition permit 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 Guequierre, seconded by Duncan, to Approve. The motion passed by voice vote/other.

18. [83907](#) Creating Section 28.022-00676 of the Madison General Ordinances to change the zoning of property located at 306 North Brooks Street from TR-U2 (Traditional Residential-Urban 2) District to RMX (Regional Mixed-Use) District. (District 8)

On a motion by Ald. Guequierre, seconded by Ald. Duncan, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

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

19. [83529](#) 306 N Brooks Street (District 8): Consideration of a conditional use in the [Proposed] Regional Mixed-Use (RMX) District for a building exceeding five stories and 78 feet in height; and consideration of a conditional use for a vehicle parking reduction of more than 20 spaces and 25 percent or more of the required parking, to allow construction of a 15-story, 189-unit apartment building.
- On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the conditional uses 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 Guequierre, seconded by Field, to Approve. The motion passed by voice vote/other.**
20. [83531](#) Approving a Certified Survey Map of property owned by LZ Ventures, LLC located at 306 N Brooks Street (District 8).
- On a motion by Ald. Guequierre, seconded by Ald. Duncan, the Plan Commission found that the standards were met and recommended approval of the Certified Survey Map 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 Guequierre, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.**

BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

William Fruhling summarized the upcoming matters for the Plan Commission.

- Recent Common Council Actions

- 2202 Darwin Road - Official Map Amendment to remove reservation for future public street and Certified Survey Map to create two lots and one outlot in SE zoning and create one outlot to be conveyed to the City for a future public street - Approved on July 2, 2024 subject to Plan Commission recommendation
- 3110 Dairy Drive - Rezone from PD to IL for future redevelopment - Approved on July 2, 2024 subject to Plan Commission recommendation

- Upcoming Matters – July 29, 2024

- ID 82973 - Urban Design Commission Code Update Project, Phase 1 Amendment
- ID 83754 & 83909 - 1430-1436 Monroe Street (Parcel: 323 N Breese Ter.) - Demolition Permit and PD(SIP) to Amended PD(GDP-SIP) - Demolish McClain Athletic Center and Camp Randall Sports Center ("The Shell") to allow construction of new three-story, 536,000 gross square-foot indoor athletic training facility and 350-stall parking garage adjacent to Camp Randall Stadium
- ID 83947 - 603 S Whitney Way - PD(GDP) to Amended PD(GDP-SIP) - Construct four-story mixed-use building containing 2,450 square feet of commercial space and 167 apartments
- ID 83946 & 83755 - 4538-4610 E Broadway - Rezoning from IL to SE and Certified Survey Map Referral - Create two lots in SE zoning and an outlot for a future public street
- ID 83756, 83948 & 83759 - 3535-3553 University Avenue - Demolition Permit, Rezoning from PD to CC-T and Conditional Use - Demolish two (2) two-story commercial buildings to construct a five-story mixed-use building containing 1,435 square feet of commercial space and 71 apartments
- ID 84038 - Amend MGO Sections 28.071(3)(a)1 and 28.074(6) related to parking to prohibit surface parking in the Downtown Core (DC) District
- ID 83960 & 84026 - 901 Woodward Drive - Demolition Permit and Conditional Use - Demolish

single-family residence, and construct new single-family residence on lakefront parcel
- ID 83951 - 2928 Barlow Street - Demolition Permit - Demolish single-family residence
- ID 83977 - 2104 City View Drive - Conditional Use for indoor recreation in a multi-tenant building
- ID 83978 - 126 Langdon Street - Conditional Use - Construct five-story, 79-unit apartment building in DR-2 zoning
- ID TBD - 702-726 S High Point Road/ 601-701 S Junction Road - Amend PD(SIP) to allow interior build-out and relocation of entrance for school in a mixed-use building

- Upcoming Matters – August 26, 2024

- ID TBD - 204 Price Place - Rezoning from SE to TR-U2 to allow future construction of a five-story, 44-unit apartment building

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Field, seconded by Solheim, to Adjourn at 8:52 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.

[81428](#)

Registrants for 2024 Plan Commission Meetings