



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, July 29, 2024

5:30 PM

****Virtual Meeting****

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

CALL TO ORDER/ROLL CALL

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

Present: 10 - 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 and Anjali Bhasin

Excused: 1 - Bob Soldner

Zellers chaired the meeting.

Alders Also Present: Govindarajan (8)

Staff Present: Bill Fruhling, Secretary; Colin Punt, Planning Division; Katie Bannon, Zoning Administrator

PUBLIC COMMENT

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

There was no public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Alder Field and Commissioner McCahill disclosed that they are employees of the University of Wisconsin, but that their employment will not affect their decisions regarding Items 12 and 13.

Commissioner Mendez disclosed that he has worked on the project team for Items 12 and 13 and would recuse himself from those votes.

MINUTES OF THE JULY 8, 2024 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, August 26 and September 9, 23, 2024 at 5:30 p.m. (Virtual Meetings)

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

Urban Design Commission Ordinance Amendment

Note: Item 2 should be referred to December 2, 2024 at the request of staff and pending a recommendation by the Urban Design Commission.

2. [82973](#) Repealing and Recreating Section 33.24 of the Madison General Ordinances related to the Urban Design Commission to implement Phase 1 of planned multi-phase revisions to the UDC ordinance.

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission recommended re-referral of the ordinance amendment to December 2, 2024 (December 10, 2024 Common Council meeting) at the request of staff and pending a recommendation by the Urban Design Commission. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Solheim, seconded by Guequierre, to Re-refer to the PLAN COMMISSION and should be returned by 12/2/2024. The motion passed by voice vote/other.

PUBLIC HEARINGS

Zoning Text Amendments

3. [84038](#) Amending Sections 28.071(3)(a)1 and 28.074(6) of the Madison General Ordinances related to parking to prohibit surface parking in the Downtown Core (DC) District.

On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission voted to recommend Council adopt the zoning text amendment. The motion passed by voice vote/other.

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

Development-Related Requests

4. [83947](#) Creating Section 28.022-00681 of the Madison General Ordinances to amend a Planned Development (PD) District General Development Plan (GDP) for property located at 603 South Whitney Way and creating Section 28.022-00682 to approve a Specific Implementation Plan (SIP). (District 11)

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and voted to forward the zoning map amendment to Common Council with a recommendation to approve subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed

by voice vote/other.

Note: Item 5 should be referred to August 26, 2024 pending a recommendation by the Landmarks Commission

- 5. [83951](#) 2928 Barlow Street (District 5): Consideration of a demolition permit to demolish a single-family residence.

A motion was made by Solheim, seconded by Guequierre, to Refer to the PLAN COMMISSION and should be returned by 8/26/2024. The motion passed by voice vote/other.

- 6. [83977](#) 2104-2136 City View Drive (District 17): Consideration of a conditional use to allow indoor recreation in a multi-tenant building.

On a motion Solheim, seconded by Guequierre, the Plan Commission found the standards met and approved the conditional use. The motion passed by voice vote/other.

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

- 7. [84333](#) 702-726 S High Point Road and 601-701 S Junction Road (District 1): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to approve a new entrance location for a private school tenant in the existing Holy Name Heights/ Bishop O'Connor Center mixed-use development.

On a motion Solheim, seconded by Guequierre, the Plan Commission found the standards met and approved the PD-SIP alteration. The motion passed by voice vote/other.

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

Note: Items 8 and 9 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.

- 8. [83960](#) 901 Woodward Drive (District 18): Consideration of a demolition permit to demolish a single-family residence.

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

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

- 9. [84026](#) 901 Woodward Drive (District 18): Consideration of a conditional use to construct a single-family residence on a lakefront parcel.

On a motion by Heck, seconded by Duncan, the Plan Commission found the standards met and approved the conditional use. The motion passed by voice vote/other.

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

Note: Items 10 and 11 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.

- 10. [83978](#) 126 Langdon Street (District 2): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) dwelling units to allow construction of a five-story, 79-unit apartment building.

On a motion by Guequierre, seconded by Field, the Plan Commission found the standards met and approved the conditional use with two additional conditions of approval:

That condition 1 be revised to read "Five units have HVAC "wall-pack" penetrations/louvers shown on the street-facing facades. The applicant shall match the color of the street-facing louvers on this southernmost corner to the surrounding façade colors. Unless specifically approved by the Plan Commission, a change to add additional wall packs on street-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time."

That the applicant work with Traffic Engineering staff to maintain safe pedestrian access along Langdon Street to the greatest extent possible during construction.

The motion passed by voice vote/other.

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

- 11. [84330](#) Approving a Certified Survey Map of property owned by 126 Langdon St, LLC located at 126 Langdon Street (District 2).

On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found the standards met and voted to forward the certified survey map to Common Council with a recommendation to approve.

The motion passed by voice vote/other

A motion was made by Guequierre, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. 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. [83754](#) 1430-1436 Monroe Street (District 5): Consideration of a demolition permit to demolish the McClain Athletic Center and Camp Randall Sports Center ("The Shell").

On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards met and voted to approve the demolition permit. The motion passed by voice vote/other, with Mendez having recused himself.

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

- 13. [83909](#) Creating Section 28.022-00678 of the Madison General Ordinances to change the zoning of property located at 1430-1436 Monroe Street (part of 323 North Breese Terrace) from PD(SIP) (Planned Development-Specific Implementation Plan) District to Amended PD(GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00679 to change the zoning from Amended PD(GDP) (Planned

Development-General Development Plan) District to PD(SIP) (Planned Development-Specific Implementation Plan). (District 5)

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and voted to forward the zoning map amendment to Common Council with a recommendation to approve subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other, with Mendez having recused himself.

A motion was made by Solheim, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. 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. [83756](#) 3535-3553 University Avenue (District 5): Consideration of a demolition permit to demolish two (2) two-story commercial buildings.

On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards met and voted to approve the demolition permit. The motion passed by voice vote/other.

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

- 15. [83948](#) Creating Section 28.022-00683 of the Madison General Ordinances to change the zoning of property located at 3535-3553 University Avenue from PD (Planned Development) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards met and voted to forward the zoning map amendment to Common Council with a recommendation to approve. The motion passed by voice vote/other.

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

- 16. [83759](#) 3535-3553 University Avenue (District 5): Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District to modify the required rear yard height transition to a residential district to allow construction of a five-story mixed-use building containing 1,435 square feet of commercial space and 71 apartments in Urban Design Dist. 6, Transit-Oriented Development Overlay District.

On a motion by Solheim, seconded by Field, the Plan Commission found the standards met and voted to approve the conditional use. The motion passed by voice vote/other.

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

Note: Items 17 and 18 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. [83946](#) Creating Section 28.022-00680 of the Madison General Ordinances to change the zoning of property located at 4538-4610 East Broadway from IL (Industrial-Limited) District to SE (Suburban Employment) District. (District 16)

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and voted to forward the zoning map amendment to Common Council with a recommendation to approve. The motion passed by voice vote/other.

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

18. [83755](#)

Approving a Certified Survey Map of property owned by Summit Credit Union and 401 North Third Street NV, LLC located at 4538-4610 E Broadway (District 16).

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and voted to forward the certified survey map to Common Council with a recommendation to approve subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other

A motion was made by Solheim, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Secretary Fruhling gave an overview of recent Common Council actions and upcoming matters.

Secretary Fruhling announced the new Planning Division Director Megan Tuttle will be starting her job on Monday, August 5 and will act as Plan Commission Secretary beginning with the August 26 meeting.

- Recent Common Council Actions

- 306 N Brooks Street - Rezoning from TR-U2 to RMX to allow construction of a 15-story, 189-unit apartment building - Approved on July 16, 2024 subject to Plan Commission recommendation
- 702 University Row and 5119 Silvertree Run - Amended PD(SIP) to re-approve use of existing 300-stall temporary parking lot - Approved on July 16, 2024 subject to Plan Commission recommendation
- 4846 Eastpark Boulevard - Re-Approval of American Center Eastpark Fifth Addition final plat - Approved on July 16, 2024 subject to Plan Commission recommendation
- Also on July 16, 2024, the appeal of the Plan Commission's June 10 approval of conditional uses for 6610-6716 Old Sauk Road failed to obtain the 14 votes needed to modify or overturn the Commission's decision

- Upcoming Matters – August 26, 2024

- ID TBD - 204 Price Place - Rezoning from SE to TR-U2 to construct five-story, 44-unit apartment building
- ID 84329 - Amending Section 28.045 to change minimum dimensional requirements in the TR-C4 District

- Upcoming Matters – September 9, 2024

- ID 83269 - 709-711 E Johnson Street - Conditional Use for an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID TBD and 84010 - 4303 Portage Road - Rezoning from Temp TR-U1 to [Permanent] TR-U1 and Conditional Use - Construct three-story apartment building containing 65-units on one lot
- ID 84492 - 1202 S Park Street - Conditional Use and Certified Survey Map Referral - Construct five-story mixed-use building on one lot in Urban Design Dist. 7
- ID 84451 & 84452 - 223-225 W Gilman Street - Demolition Permit and Conditional Use - Demolish residential building to construct addition to Rohr Chabad House
- ID TBD - 905 Huxley Street - TR-U2 to RMX and Preliminary Plat and Final Plat of Huxley Yards Subdivision, creating two residential lots, including one to be developed with a five-story, 50-unit

apartment building with detached garages
- ID 84010 - 4303 Portage Road - Temp TR-U1 to [Permanent] TR-U1 and Conditional Use - Construct
three-story apartment building containing 65-units

ANNOUNCEMENTS

Chair Zellers and the Plan Commission thanked Interim Secretary Fruhling for his service.

ADJOURNMENT

**A motion was made by Field, seconded by Solheim, to Adjourn at 7:18 p.m.
The motion passed by voice vote/other.**

REGISTRATIONS

[81428](#)

Registrants for 2024 Plan Commission Meetings