



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?*

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Monday, June 10, 2024

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 7 - John P. Guequierre; John W. Duncan; Derek Field; Ledell Zellers; Nicole A. Solheim; Patrick W. Heck and Sara R. Sanders

Excused: 4 - Christopher T. McCahill; Arnold (Gabe) Mendez; Anjali Bhasin and Bob Soldner

Ledell Zellers was chair for this meeting.

Staff Present: Matt Wachter, Secretary; Bill Fruhling and Tim Parks, Planning Division; and Greg Fries, Assistant City Engineer.

Also Present: Ald. Marsha Rummel, District 6; Ald. Bill Tishler, District 11; and Ald. Sabrina Madison, District 17.

PUBLIC COMMENT

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

There were no registrants to speak during public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE MAY 20, 2024 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, June 24 and July 8, 29, 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.

ROUTINE BUSINESS

2. [83429](#) Amending the records, including maps and databases, of the street address numbers and street names by the City Engineer, referred to in Sections 10.34, Madison General Ordinances by changing the name of Cherokee Club Lane to Players Drive, the location of the street name change lying between Perfect Drive and N. Sherman Avenue. (District 18)

A motion was made by Solheim, seconded by Field, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

PUBLIC HEARINGS**Tax Incremental District Amendments**

3. [83652](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison (District 4).

A motion was made by Solheim, seconded by Heck, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.
4. [83653](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison (District 4, District 8, District 13).

A motion was made by Guequierre, seconded by Heck, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.
5. [83654](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #52 (East Washington and Stoughton Rd), City of Madison (District 12).

A motion was made by Solheim, seconded by Heck, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.
6. [83655](#) Approving the First (2024) Amendment to the Project Plan for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison (District 12)

A motion was made by Solheim, seconded by Heck, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Development-Related Requests

- 7. [83269](#) 709-711 E Johnson Street (District 6): Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for an outdoor eating area for a restaurant-tavern tenant in a mixed-use building.

On a motion by Solheim, seconded by Ald. Field, the Plan Commission referred this matter to June 24, 2024 at the request of the applicant.

A motion was made by Solheim, seconded by Field, to Refer to the PLAN COMMISSION and should be returned by 6/24/2024. The motion passed by voice vote/other.

- 8. [83478](#) Creating Section 28.022-00674 of the Madison General Ordinances to change the zoning of property located at 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District. (District 3)

On a motion by Heck, 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 Heck, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Note: Items 9-11 are related and were considered as one public hearing.

- 9. [78643](#) 3450, 3490, and 3510 Milwaukee Street; District 15: Consideration of a demolition permit to demolish an industrial building and two single-family residences

On a motion by Solheim, seconded by Heck, 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 Heck, to Approve. The motion passed by voice vote/other.

- 10. [78911](#) Creating Section 28.022-00634 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to CC-T (Commercial Corridor-Transitional) District, and creating Section 28.022-00635 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to TR-V2 (Traditional Residential-Varied 2) District, and creating Section 28.022-00636 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to TR-U2 (Traditional Residential-Urban 2) District, and creating Section 28.022-00637 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to PR (Parks and Recreation) District, and creating Section 28.022-00638 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to CN (Conservancy) District. (District 15)

On a motion by Solheim, seconded by Heck, 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 Solheim, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

- 11. [78642](#) Approving the preliminary plat of the *Starkweather Plat* on property addressed as 3420-3614 Milwaukee Street (District 15).

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the preliminary plat subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

Following the above recommendation and after the Plan Commission had moved onto the next agenda items, registrants for the public hearing who had registered to speak but who had not been called on were discovered. As a result, on a motion by Ald. Field, seconded by Ald. Duncan, the Plan Commission moved to reconsider Item 11 and to reopen the public hearing so that those speakers could be heard. Following the additional testimony, the public hearing was closed.

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the preliminary plat subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 12-15 are related and were considered as one public hearing.

- 12. [81923](#) 506-518 E Wilson Street (District 6): Consideration of a demolition permit to demolish five commercial buildings.

On a motion by Solheim, seconded by Ald. Field, 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 Field, to Approve. The motion passed by voice vote/other.

- 13. [82903](#) Creating Section 28.022-00669 of the Madison General Ordinances to change the zoning of properties located at 506-518 East Wilson Street and 134-150 South Blair Street, from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 6)

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

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

- 14. [81925](#) (Revised) 506-518 E Wilson Street and 134-148 S Blair Street (District 6): Consideration of conditional uses in the [Proposed] Urban Mixed-Use (UMX) District for new buildings greater than 20,000 square feet and more than four stories; consideration of a conditional use in the UMX District for a multi-family dwelling with greater than eight (8) units; and consideration of a conditional use per Section 28.137(2)(e) of the Zoning Code for a planned multi-use site

exceeding 40,000 square feet of floor area containing a hotel, all to allow construction of a six-story, 100-room hotel on E Wilson Street and an eight-story, 178-unit apartment building and structured parking on S Blair Street.

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

15. [81945](#) Approving a Certified Survey Map of property owned by JCAP Real Estate and JDJ Imports Company, LLC located at 506-518 E Wilson Street and 134-150 S Blair Street (District 6).

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials.

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 16-18 are related and were considered as one public hearing.

16. [82942](#) 755 Braxton Place (District 13): Consideration of a demolition permit to demolish a ten-story, 164-unit apartment building

On a motion by Solheim, seconded by Ald. Field, 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 Field, to Approve. The motion passed by voice vote/other.

17. [82943](#) 755 Braxton Place (District 13): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units; and consideration of a conditional use in the TR-U2 District for offices for human services programs, all to allow construction of three (3) five-story interconnected apartment buildings containing 344 total units.

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

18. [82976](#) Approving a Certified Survey Map of property owned by Community Development Authority of the City of Madison located at 755 Braxton Place (District 13).

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials.

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

Note: Items 19-22 are related and were considered as one public hearing.

- 19. [82948](#) 515 N Whitney Way (District 11): Consideration of a demolition permit to demolish a one-story office building.

On a motion by Solheim, seconded by Ald. Field, 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 Field, to Approve. The motion passed by voice vote/other.
- 20. [83476](#) Creating Section 28.022-00673 of the Madison General Ordinances to change the zoning of property located at 515 North Whitney Way from NMX (Neighborhood Mixed Use) District to TSS (Traditional Shopping Street) District. (District 11)

On a motion by Solheim, seconded by Ald. Field, 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 Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
- 21. [82949](#) 515 N Whitney Way (District 11): Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District for a multi-family dwelling with greater than 36 units and consideration of a conditional use in the TSS District for a building taller than three stories and 40 feet, to allow construction of a five-story, 40-unit apartment building.

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the conditional use requests 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 Field, to Approve. The motion passed by voice vote/other.
- 22. [82978](#) Approving a Certified Survey Map of property owned by Flad Development, Inc. located at 515 N Whitney Way (District 11).

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials.

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

Note: Items 23-26 are related and were considered as one public hearing.

- 23. [82950](#) 6610-6706 Old Sauk Road (District 19): Consideration of a demolition permit to demolish two single-family residences and a two-family residence.

On a motion by Solheim, 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 Solheim, seconded by Duncan, to Approve. The motion passed by voice vote/other.

24. [83477](#) SUBSTITUTE: Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19)

On a motion by Solheim, 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.

In recommending approval of the zoning map amendment, members of the Plan Commission stated that they found the zoning map amendment is consistent with and furthers or does not contradict the objectives, goals, and policies contained in the Comprehensive Plan, citing that the characteristics in the Comprehensive Plan to allow development at higher density up to 70 units an acre and in up to four-story buildings in the Low Medium Residential (LMR) category are met at this site. In particular, members cited that it was "very unique" for there to be a nearly four-acre site in this area, which allows the proposed building to have significant setbacks and a lower height, and for the massing of the proposed building to be broken into smaller sections. The fencing of the site and the approximately 37 unit per acre density of the building were also noted as contributing to the finding of consistency. It was further noted that there are other multi-family developments of a similar scale nearby, that there are no significant natural features present that would prevent the development from proceeding, and that the stormwater planning for the site so far is "above and beyond" and will continue to be reviewed by the City at a detailed level as the project proceeds. Regarding proximity to services, members also noted the frequency of transit service and access to parks and schools, as well as access to retail in the larger area at Hilldale and near the Beltline.

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

25. [82972](#) 6610-6706 Old Sauk Road (District 19): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a three-story, 138-unit apartment building with an accessory outdoor pool.

On a motion by Solheim, seconded by Ald. Duncan, the Plan Commission found that the standards were met and approved the conditional use requests subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.

In finding the standards for conditional use approval met, members of the Plan Commission specifically cited:

- the stormwater information provided, the traffic impact analysis, and the proposed condition of approval to add a crossing of Old Sauk Road in finding that standard 1 was met;
- that there are adequate services in finding that standard 2 was met;
- that the significant setbacks and screening proposed and the findings in the traffic impact analysis in finding that standard 3 was met;
- that there was nothing that would suggest that standard 4 was not met;
- that the findings in the traffic impact analysis and proposed conditions of approval allow standard 5 to be met; and
- that the conditions of approval for the land use and Certified Survey Map should help to address the many concerns raised in public comments and during testimony at the meeting.

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

26. [82979](#) Approving a Certified Survey Map of property owned by Stone House Development, Inc. located at 6610-6706 Old Sauk Road (District 19).

On a motion by Solheim, seconded by Ald. Duncan, the Plan Commission found the standards met and recommended approval of the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials.

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

Extraterritorial Land Division

- 27. [83268](#) Adjacent to 3972 Vilas Hope Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create three lots from Parcel No. 0711-193-8430-0

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found that the standards and criteria were met and approved the extraterritorial land division 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 Field, to Approve. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Recent Common Council Actions

- 428-444 State Street - Appeal of Plan Commission denial of Demolition Permit - Plan Commission decision Upheld at May 21, 2024 meeting following a 9-10 vote to grant the appeal (14 votes were required to grant)
- 4702 Verona Road - Rezoning from PD to Amended PD(GDP-SIP) to renovate former bank building into a coffee shop with vehicle access sales and service window - Approved on June 4, 2024 subject to Plan Commission recommendation

- Upcoming Matters – June 24, 2024

- ID 83533 - 2202 Darwin Road - Official Map Amendment to remove reservation for future public street
- ID 83674 - 2202 Darwin Road - Certified Survey Map Referral - Create two lots and one outlot in SE zoning and create one outlot to be conveyed to the City for a future public street
- ID 83287 & 83288 - 6402 Schroeder Road - Demolition Permit and Conditional Use Alteration - Demolish a street-facing façade of private school to construct an addition in Urban Design District No. 2.
- ID 83599 - 3110 Dairy Drive - Rezoning PD-SIP to IL to facilitate future redevelopment
- ID 83480 - 6334 Millpond Road - Conditional Use - Construct three storage/warehouse buildings

- Upcoming Matters – July 8, 2024

- ID 83420 - Sustainability Plan Adoption
- ID 83525, 83526 & 83530 - 521 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish two-story commercial building to allow construction of an eight-story mixed-use building containing 3,812 sq ft. of office space and 70 apartments on one lot
- ID 83527, TBD, 83529 & 83531 - 306 N Brooks Street - Demolition Permit, Rezoning from TR-U2 to RMX, Conditional Use and Certified Survey Map Referral - Demolish four-story, 102-unit lodging house to allow construction of a 15-story, 189-unit apartment building on one lot
- ID TBD - 702 University Row - Rezoning from PD(SIP) to Amended PD(SIP) - Re-approve use of existing 300-stall temporary parking lot until October 31, 2024
- ID 83271 & 83735 - 2008 Waunona Way - Demolition Permit and Conditional Use - Demolish street-facing façade to construct addition to a single-family residence on a lakefront parcel
- ID 83736 - 2604 Waunona Way - Conditional Use - Construct accessory building on a lakefront parcel
- ID 83737 - 3901 Packers Avenue - PMHP Alteration - Construct remaining phase of Oak Park mobile home park to include 80 additional manufactured homes

- ID 83738 - 5152 Spring Court - Conditional Use - Construct addition to single-family residence on a lakefront parcel
- ID 83739 - 823 E Washington Ave, 1st Floor - Conditional Use for a restaurant- nightclub on first floor of a hotel
- ID 83741 - 823 E Washington Ave, 8th Floor - Conditional Use for a restaurant- nightclub on eighth floor of a hotel
- ID 83753 - 1705 National Avenue - Conditional Use to allow outside employees for a home occupation

ANNOUNCEMENTS

Members of the Plan Commission welcomed Sara Sanders to the Commission on the occasion of her first meeting.

ADJOURNMENT

**A motion was made by Field, seconded by Solheim, to Adjourn at 11:01 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