



# 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](http://www.madisoncitychannel.tv).*

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Monday, May 20, 2024

5:30 PM

**\*\*Virtual Meeting\*\***

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### CALL TO ORDER/ROLL CALL

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

**Present:** 8 - John P. Guequierre; John W. Duncan; Derek Field; Ledell Zellers; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck and Christopher T. McCahill

**Excused:** 1 - Bob Soldner

Zellers was chair for this meeting.

Staff Present: Kevin Firchow, Lisa McNabola, Planning Division

Also Present: Ald. Sabrina Madison, Dist. 17; Ald. Martinez-Rutherford, Dist. 15

### 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 6, 2024 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:  
- Monday, June 10 and 24, 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.

## ROUTINE BUSINESS

2. [83179](#) Declaration of Public Street Right of Way of City owned parcels for Schewe Road and White Fox Lane, being part of the NE ¼ of the NE ¼ of Section 20 Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 9)  
**A motion was made by Duncan, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
  
3. [83211](#) 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 a north to south portion of Luds Lane to Luds Court, the location of the street name change lying approximately 1250 feet east of E. Buckeye Rd / CTH "AB" (District 16)  
**A motion was made by Duncan, 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

### Development-Related Requests

4. [82734](#) 305 Bear Claw Way (District 9): Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for a residential building complex containing three (3) three-story, four-unit townhouse buildings and one (1) three-story, three-unit townhouse building.  
On a motion by Ald. Duncan, seconded by Ald. Field, 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 Field, to Approve. The motion passed by voice vote/other.**
  
5. [82905](#) Creating Section 28.022-00670 of the Madison General Ordinances to change the zoning of property located at 4702 Verona Road from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00671 to approve a Specific Implementation Plan. (District 10)  
On a motion by Ald. Duncan, 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 Duncan, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**
  
6. [82946](#) 2250 Pennsylvania Avenue (District 12): Consideration of a conditional use in the Industrial-Limited (IL) District for animal boarding; consideration of a conditional use in the IL District for an animal daycare; and consideration of a conditional use in the IL District for an arts, technical, or trade school, all to

allow animal boarding, animal daycare, and pet training in an existing commercial building.

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

- 7. [82947](#) 2927 E Washington Avenue (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District to allow free-standing vending (food cart) in the parking lot of a multi-tenant commercial building.

On a motion by Ald. Duncan, seconded by Solheim, 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 with the following new condition:

-Food carts shall operate on site no more than 3 times per week. Food carts shall not operate after 9:30 p.m. and shall close 30 minutes before the tasting room closes.

The motion to approve passed by voice vote/ other.

**A motion was made by Duncan, seconded by Solheim, to Approve with Amendment(s). The motion passed by voice vote/other.**

- 8. [83270](#) 202-212 S Baldwin Street (District 6): Consideration of a demolition permit to demolish three commercial buildings.

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

Note: Items 9-11 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.

- 9. [82937](#) 519 and 521 W Main Street (District 4): Consideration of a demolition permit to demolish a two-family residence and a four-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.**

- 10. [82938](#) 519-521 W Main Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units and approval of a conditional use in the DR2 District for accessory general retail service business, restaurant, coffee shop, tea house, professional and general office, to allow construction of a four-story, 30-unit apartment building with 850 square feet of space for an accessory general retail service business, restaurant, coffee shop, tea house, or professional and general office.

On a motion by Solheim, 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 and with the following new and amended conditions:

- Any modifications to conditions 2-8 could be considered as a minor conditional use alteration  
 - Amend condition #3 to remove reference to the perforated brick, to read, "As recommended by the Urban Design Commission, the garage door shall be recessed at least 2 feet from the face of the front facade and a header shall be integrated above the door for the garage ventilation to match the window height. It is strongly suggested that the garage door have translucent openings and an integrated person door."

The motion to approve passed by voice vote/ other.

**A motion was made by Solheim, seconded by Field, to Approve with Amendment(s). The motion passed by voice vote/other.**

- 11. [82975](#) Approving a Certified Survey Map of property owned by Vanilla 301, LLC located at 519-521 W Main Street (District 4).

On a motion by Solheim, seconded by Ald. Field, the Plan Commission recommended approval of the proposed land division to the Common Council 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 WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 12-14 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. [82944](#) 114 Van Deusen Street (District 13): Consideration of a demolition permit to demolish a single-family residence.

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

- 13. [82945](#) 1124 Colby Street (District 13): Consideration of an alteration to an approved conditional use in the Traditional Residential-Consistent 2 (TR-C2) District for a daycare center; consideration of a conditional use in the TR-C2 District for a building exceeding 10,000 square feet of area; and consideration of a conditional use in the TR-C2 District for a automobile parking reduction of more than 20 spaces and 25% or more of the required parking, all to allow construction of an addition to an existing daycare center.

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

- 14. [82977](#) Approving a Certified Survey Map of property owned by Woodland Montessori School, Inc. located at 1124 Colby Street and 114 Van Deusen Street (District 13).

On a motion by Ald. Duncan, seconded by Ald. Field, the Plan Commission recommended approval of the proposed land division to the Common Council 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 Duncan, seconded by Field, to RECOMMEND TO**

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**COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. 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 - Referred on May 7, 2024 to May 21 at the request of Ald. Bennett.

#### **- Upcoming Matters – June 10, 2024**

- ID 78643, 78911 & 78642 - 3420-3614 Milwaukee Street - Demolition Permit, Rezoning from Temp A. to TR-V2, TR-U2, CC-T, CN, and PR, and Preliminary Plat - Demolish industrial building and two single-family residences for future Starkweather Plat, creating 13 lots for future residential and mixed-use development, five outlots for public uses, and five outlots for private uses

- ID 81923, 82903, 81925 & 81945 - 506-518 E Wilson Street and 134-150 S Blair Street - Demolition Permit, Rezoning from PD to UMX, Conditional Use, and Certified Survey Map - Create two lots in (proposed) UMX zoning, and demolish five buildings to construct eight-story, 178-unit apartment building on S Blair Street and six-story, 100-room hotel on E Wilson Street with shared parking and open space

- ID 82942, 82943 & 82976 - 755 Braxton Place - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish 10-story, 164-unit apartment building to construct three (3) five-story interconnected apartment buildings containing 344 total units on one lot

- ID TBD - 205 S Stoughton Road - Rezoning from IL to THV - Construct tiny house village containing 22 tiny houses and a common building containing office space, general retail, and tiny house manufacturing

- ID 82948, TBD, 82949 & 82978 - 515 N Whitney Way - Demolition Permit, Rezoning from NMX to TSS, Conditional Use and Certified Survey Map Referral - Demolish one-story office building to construct five-story, 40-unit apartment building on one lot

- ID 82950, TBD, 82972, 82979 - 6610-6706 Old Sauk Road - Demolition Permit, Rezoning from SR-C1 & SR-C3 to TR-U2, Conditional Use, and Certified Survey Map Referral - Demolish two single-family residences and a two-family residence to construct three-story, 138-unit apartment building on one lot

- ID 83267 - 825 W Badger Road - Demolition Permit - Demolish a one-story public safety/service facility (Fire Station 6)

- ID 83268 - Adjacent to 3972 Vilas Hope Road, Town of Cottage Grove - Extraterritorial Certified Survey Map to divide 0711-193-8430-0 into three lots

- ID 83269 - 709-711 E Johnson Street - Conditional Use for an outdoor eating area for a restaurant-tavern in a mixed-use building

- Amendments to Tax Incremental Districts (TIDs) 45, 46, 48, 52, and 53

#### **- Upcoming Matters – June 24, 2024**

- ID 82973 - Urban Design Commission Code Update Project, Phase 1 Amendment

- ID 83287 & 83288 - 6402 Schroeder Road - Demolition Permit and Conditional Use Alteration - Demolish street-facing façade of private school to construct an addition in Urban Design District No. 2.

- ID TBD - 3110 Dairy Drive - Rezoning from PD-SIP to IL to facilitate future redevelopment (no demolition, conditional use, or site plans reviews at this time)

- (Tentative) Biennial Update to Plan Commission Rules and Procedures

## **ANNOUNCEMENTS**

There were no announcements.

## ADJOURNMENT

**A motion was made by Field, seconded by Solheim, to Adjourn at 6:52 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