



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, June 9, 2025

5:30 PM

Virtual Meeting

****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 5:30 p.m.

Present: 7 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Nicole A. Solheim and Anjali Bhasin

Excused: 5 - Christopher T. McCahill; Arnold (Gabe) Mendez; Patrick W. Heck; Darrin S. Wasniewski and Bob Soldner

Alder Field left the meeting a 6:40 p.m. after consideration of items 9 and 10 and before consideration of items 14 and 15. Items 16 and 17 were taken out of order before items 9 and 10.

Gnam was chair for the meeting.

Alders also present: President Vidaver (5), Figueroa Cole (10)

Staff present: Secretary Meagan Tuttle; Zoning Administrator Katie Bannon; Colin Punt, Planning Division; Sean Malloy, Traffic Engineering Division

PUBLIC COMMENT

1. 60306 Plan Commission Public Comment Period

There was no public comment.

DISCLOSURES AND RECUSALS

MINUTES OF THE MAY 19, 2025 REGULAR MEETING

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

MINUTES OF THE JUNE 2, 2025 SPECIAL MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, June 23 and July 7, 28, 2025 at 5:30 p.m. (Virtual)

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. [88329](#) Vacating and discontinuing a small surplus portion public street right-of-way of Schewe Road dedicated by Certified Survey Map No. 9672 to allow for the redivision of Lot 1 of the Certified Survey Map and Outlot 1 of Eagle Trace. Located in the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 9)
On a motion by Field, seconded by Solheim, the Plan Commission returned the item to the Board of Public Works with a recommendation to approve.
A motion was made by Field, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

PUBLIC HEARINGS

Zoning Text Amendments

3. [88001](#) Amending Section 28.037(2) of the Madison General Ordinances related to SR-C3 District Dimensional Requirements to update Lot Area Requirements.
On a motion by Field, seconded by Solheim, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.
A motion was made by Field, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

4. [88003](#) Amending Section 28.183(9)(b) of the Madison General Ordinances related to conditional uses to clarify conditional use approval language.
On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the ordinance with the following alteration to the text for Section 28.183(9)(b):
- "Where the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date."
The motion to recommend approval of a substitute or alternate with the revised language 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.

5. [88004](#) Amending Subsections within 28.138 of the Madison General Ordinances related to Lakefront Development to update the lakefront setback requirements.
On a motion by Field, seconded by Solheim, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.
A motion was made by Field, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

6. [88005](#) Amending Section 28.082(1) of the Madison General Ordinances related to Employment Districts to allow Lodge, Private Club, Reception Hall as a conditional use in Suburban Employment Districts.
On a motion by Field, seconded by Solheim, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.
A motion was made by Field, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

7. [88006](#) Amending the Supplemental Regulations for 'Places of Worship' in Section 28.151 of the Madison General Ordinances related to their vehicular access requirements.
On a motion by Solheim, seconded by Field, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. 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.

8. [88319](#) Amending various sections of Chapter 28 of the Madison General Ordinances to modify restaurant and alcohol-related uses in zoning code.
On a motion by Solheim, seconded by Glenn, the Plan Commission found the standards for text amendments met and recommended to Council to adopt the item. The motion passed by voice vote/other.
A motion was made by Solheim, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Development-Related Requests

Note: Items 9 and 10 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. [88198](#) 842 Jupiter Drive (District 3): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to amend the zoning text to allow 'Community living arrangements with greater than 15 residents' and 'Community and counseling services' as conditional uses.
On a motion by Guequierre, seconded by Glenn, the Plan Commission found the standards for planned developments and zoning map amendments to be met and approved the request subject to the

comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

10. [88199](#) 842 Jupiter Drive (District 3): Consideration of a conditional use in the Planned Development (PD) District for Grandview Commons for a community living arrangement with greater than 15 residents, and consideration of a conditional use in the same PD District for community and counseling services to allow an assisted living facility to be converted into an approximately 54-bed residential substance abuse treatment facility with inpatient and outpatient counseling services.

On a motion by Guequierre, seconded by Glenn, the Plan Commission found the standards for conditional uses to be met and approved the request subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

11. [88195](#) 10 S Paterson Street (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-tavern, and consideration of a conditional use in the TE District for food and related goods sales, all to allow a cafe/ grocery tenant in a mixed-use building.

On a motion by Field, seconded by Solheim, the Plan Commission found the standards for conditional uses to be met and approved the request subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

12. [88200](#) 3450 Milwaukee Street (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner, and consideration of a conditional use in the CC-T District for dwelling units in a mixed-use building with greater than 60 units, all to allow construction of a four-story mixed-use building containing approximately 6,200 square feet of commercial space and 156 apartments on Lot 4 and associated site improvements on Outlots 2 and 3 of the approved but currently unrecorded *Starkweather* plat.

On a motion by Field, seconded by Solheim, the Plan Commission found the standards for conditional uses to be met and approved the request subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

13. [88202](#) 6105 S Highlands Avenue (District 19): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Field, seconded by Solheim, the Plan Commission found the standards for demolition permits to be met and approved the request subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

Note: Items 14 and 15 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. [88325](#) Creating Section 28.022-00715 of the Madison General Ordinances to change the zoning of property located at 733 and 737 North Meadow Lane from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards for zoning map amendments to be met and recommended to Council to adopt the item. The motion passed by voice vote/other, with Alder Field excused.

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

15. [87881](#) 3535-3553 University Avenue and 733-737 N Meadow Lane (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; consideration of a conditional use in the CC-T District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner; consideration of a conditional use in the CC-T District for dwelling units in a mixed-use building with greater than 100 units; and consideration of a conditional use in the CC-T District for a building exceeding five stories and 78 feet, all to allow construction of a six-story mixed-use building containing approximately 4,300 square feet of commercial space and 146 apartments in Urban Design Dist. 6, Transit-Oriented Development Overlay District.

On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards for conditional uses to be met and approved the request subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other, with Alder Field excused.

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

Note: Items 16 and 17 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.

16. [88201](#) 6901-6933 Manufacturers Drive (District 17): Consideration of a conditional use in the Industrial-Limited (IL) District for a personal indoor storage facility.

On a motion by Solheim, seconded by Glenn, the Plan Commission found the standards for conditional uses to be met and approved the request subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

17. [88207](#) Approving a Certified Survey Map of property owned by Interstate Commerce Park and Wheelhouse Storage - MDS East, LLC located at 6901-6933 Manufacturers Drive (District 17).

On a motion by Solheim, seconded by Guequierre, the Plan Commission found the standards for land divisions to be met and recommended to Council to adopt the certified survey map subject to the

comments and conditions contained 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.

Note: Item 18 should be referred to June 23, 2025 at the request of the applicant.

18. [87879](#) 4506-4514 Verona Road (District 10): Consideration of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to allow construction of a five-story mixed-use building containing 324 square feet of commercial space and 93 apartments.

On a motion by Field, seconded by Solheim, the Plan Commission re-referred the item to the June 23, 2025, Plan Commission meeting at the request of the applicant.

A motion was made by Field, seconded by Solheim, to Re-refer to the PLAN COMMISSION and should be returned by 6/23/2025. The motion passed by voice vote/other.

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

There were no announcements, communications, or business items.

SECRETARY'S REPORT

Secretary Tuttle provided the Commission with a review of upcoming matters and recent Common Council actions.

- Recent Common Council Actions

- ID 87598 - 333-345 W Main Street, 110 S Henry Street, & 334 W Doty Street - Approve an Amended PD(GDP-SIP) for Capitol Lakes Planned Development - Approved on May 20, 2025 subject to Plan Commission recommendation
- ID 87842 - 3821 Nakoma Road - Rezoning existing mixed-use building from PD to LMX - Approved on May 20, 2025 subject to Plan Commission recommendation
- ID 87843 - 910 W Wingra Drive and 1347 Fish Hatchery Road - Rezone from PD and TR-V1 to CC-T to facilitate expansion of office building - Approved on May 20, 2025 subject to Plan Commission recommendation

- Upcoming Matters – June 23, 2025

- ID 87841, 87657 & 88477 - 1970-1978 University Bay Drive - Rezone from CN to PR, Conditional Use, and Vacation and Official Map Amendment - Construct one-story, 11,500 square-foot visitor center at Lakeshore Nature Preserve following relocation of University Bay Drive
- ID 88203, 88204 & 88209 - 501 E Washington Avenue - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish office building to construct seven-story, 223-unit apartment building on one lot in Urban Design Dist. 4
- ID 88449 & 88206 - 6004 Commercial Avenue and 602-904 Reiner Road - Rezoning from A to TR-P and TR-U1 and Preliminary Plat of "Reiland Grove", creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlet for public park, four outlets for public stormwater management, one outlet for private park, one outlet for a private alley, and six outlets for future development
- ID 88450 - 1138 Williamson Street - Rezoning from TR-V2 to TSS
- ID 88336 - 709 Northport Drive - Conditional Use - Construct four-story, 80-unit apartment building in a planned multi-use site to also contain a proposed four-story, 24-unit apartment building and an existing place of worship
- ID 88341 - 1402 Pankratz Street - Conditional Use for a private school

- Upcoming Matters – July 7, 2025

- ID TBD - 60 White Oaks Lane - Assign SR-C1 Zoning for a single-family residence attached to the City in May 2022
- ID 88551 & TBD - 2222-2304 City View Drive - Conditional Use and Certified Survey Map Referral - Construct four-story mixed-use building with 4,606 sq. ft. of commercial space and 60 apartments; construct four-story, 47-unit apartment building; construct five-story, 39-unit apartment building; construct five-story, 40-unit apartment building; combine two lots into one lot for development
- ID 88555 - 2438-2462 Atwood Avenue - Conditional Use - Construct crypt addition to St. Bernard of Clairvaux Cathedral
- ID 88556 - 1925 Monroe Street - Conditional Use for a restaurant-nightclub
- ID 88557 - 1626-1634 Baker Avenue - Certified Survey Map Referral - Create two lots in SR-C2 zoning
- ID 88558 - 709 Northport Drive - Certified Survey Map - Create four-lot planned multi-use site in TR-U1 zoning

ADJOURNMENT

**A motion was made by Solheim, seconded by Sanders, to Adjourn at 7:38 p.m.
The motion passed by voice vote/other.**

86598

Registrants for 2025 Plan Commission Meetings

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.