



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, November 4, 2024

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 10 - John P. Guequierre; John W. Duncan; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck and Darrin S. Wasniewski

Excused: 2 - Anjali Bhasin and Bob Soldner

Gnam was chair for the meeting.

Staff Present: Meagan Tuttle and Kevin Firchow, Planning Division.

Alders also in attendance: Tishler (District 11), Rummel (District 6), and Verveer (District 4).

PUBLIC COMMENT

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

There were no registrants for public comment under this item.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Commissioner Mendez disclosed that his employer owns property adjacent to the subject property and that in that capacity, he has been involved in meetings with the applicants for items 9-12 regarding easements between the property owners. It was stated that this would not impact his ability to review this item.

MINUTES OF THE OCTOBER 21, 2024 REGULAR MEETING

**A motion was made by Field, seconded by Solheim, to Approve the Minutes.
The motion passed by the following vote:**

Ayes: 7 - John P. Guequierre; John W. Duncan; Derek Field; Sara R. Sanders; Arnold (Gabe) Mendez; Nicole A. Solheim and Patrick W. Heck

Abstentions: 1 - Christopher T. McCahill

Excused: 2 - Anjali Bhasin and Bob Soldner

Non Voting: 2 - Emily R. Gnam and Darrin S. Wasniewski

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, November 18 and December 2, 16, 2024

Note: The special in-person meeting scheduled for November 7, 2024 at 5:00 p.m. was cancelled at the October 21 meeting.

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.

PUBLIC HEARINGS

Development-Related Requests

2. [85319](#) 8421 Mansion Hill Avenue (District 1): 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 outdoor recreation, all to allow construction of a four-story, 136-unit apartment building with an accessory outdoor pool.

On a motion by Ald. Field, Seconded by Solheim, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions 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.
3. [85408](#) 3441 Burke Avenue (District 15): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Ald. Field, Seconded by Solheim, the Plan Commission found the standards met and approved the demolition request subject to the comments and conditions 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.
4. [85409](#) 2917 Dairy Drive (District 16): Consideration of a conditional use in the Suburban Employment (SE) District for warehousing and storage to allow construction of a one-story, 14,595 square-foot warehousing and storage facility.

On a motion by Ald. Field, Seconded by Solheim, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions 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 5-8 were related and were considered as one public hearing.

- 5. [84997](#) 2430-2450 E Washington Avenue and 10-16 N Seventh Street (District 12): Consideration of a demolition permit to demolish an auto repair business, mixed-use building, single-family residence, and two (2) two-family residences.

On a motion by Ald. Field, Seconded by Solheim, the Plan Commission found the standards met and approved the demolition request subject to the comments and conditions 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.

- 6. [85247](#) Creating Section 28.022-00691 of the Madison General Ordinances to change the zoning of property located at 10 and 16 North Seventh Street from TR-C4 (Traditional Residential-Consistent 4) District to TSS (Traditional Shopping Street) District. (District 12)

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

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

- 7. [84998](#) 2430-2450 E Washington Avenue and 10-16 N Seventh Street (District 12): Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District and Transit-Oriented Development (TOD) Overlay District for dwelling units in a mixed-use building with 61-100 units; consideration of a conditional use in the TSS District and TOD Overlay for a mixed-use building with less than 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 TSS District and TOD Overlay for a building exceeding four stories and 60 feet of height, all to allow construction of a mixed-use building containing 260 square feet of commercial space and 76 apartments.

On a motion by Ald. Field, Seconded by Solheim, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions 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.

- 8. [85000](#) Approving a Certified Survey Map of property owned by Adams Properties, LLC located at 2430-2450 E Washington Avenue and 10-16 N Seventh Street (District 12).

On a motion by Ald. Field, Seconded by Solheim, the Plan Commission found the standards met and forwarded the Certified Survey Map to the 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 Field, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 9 and 10 were related and were considered as one public hearing.

- 9. [85464](#) Creating Section 28.022-00693 of the Madison General Ordinances to change the zoning of property located at 933 South Holt Circle from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00694 to approve a Specific Implementation Plan. (District 20)

On a motion by Ald. Field, Seconded by Solheim, the Plan Commission found the standards met and forwarded on the Zoning Map Amendment to the 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 Field, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

- 10. [85185](#) 933 S Holt Circle (District 20): Consideration of a conditional use in the Planned Development (PD) District for a Valhalla Valley Addition to High Point Estates to allow a family daycare home where the licensee, as defined in Wis. Admin. Code Ch. DCF 250, does not reside at, or have its principal place of business at, the family day care home.

On a motion by Ald. Field, Seconded by Solheim, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions 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 11-14 were related and were considered as one public hearing.

- 11. [85186](#) 619-699 W Mifflin Street (District 4): Consideration of a demolition permit to demolish two apartment buildings.

On a motion by Solheim, Seconded by Ald. Field, the Plan Commission found the standards met and approved the demolition request 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 Field, to Approve. The motion passed by voice vote/other.

- 12. [85465](#) Creating Section 28.022-00695 of the Madison General Ordinances to change the zoning of property located at 619-699 West Mifflin Street from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 4)

On a motion by Solheim, Seconded by Ald. Field, the Plan Commission found the standards met and forwarded the Zoning Map Amendment to the 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.

- 13. [85187](#) 619-699 W Mifflin Street (District 4): Consideration of conditional uses in the [Proposed] Urban Mixed-Use (UMX) District for a new building 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; consideration of a conditional use to construct two additional stories in Area D of the "Additional Heights Area Map" in MGO Section 28.071(2)(b); consideration of conditional use in the UMX District for a residential building complex; and consideration of a conditional use in the UMX District for outdoor recreation, all to allow construction of a ten-story, 239-unit apartment building with accessory outdoor pool on the same zoning lot as an existing apartment building.

On a motion by Ald. Guequierre, Seconded by Ald. Field, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. 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.

14. [85193](#)

Approving a Certified Survey Map of property owned by Wiedenbeck Historic Properties Limited Partnership located at 619 and 699 W Mifflin Street (District 4).

On a motion by Solheim, Seconded by Ald. Field, the Plan Commission found the standards met and forwarded the Certified Survey Map to the 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 Field, 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

Meagan Tuttle noted that the 2025 Special Meeting dates are scheduled for February 13, June 2, and October 16. Tuttle next provided an overview of recent Common Council actions and the Upcoming Matters that are scheduled to be before the Plan Commission.

- Recent Common Council Actions

- 2248-2256 Roth Street - Rezoning from TR-C4 to PR - Adopted on October 29, 2024 subject to the Plan Commission's recommendation
- Zoning Text Amendment - Amending Sections 28.132 and 28.138 of the Zoning Code related to Lakefront Encroachments to codify lakefront yard policy and add detail - Adopted on October 29, 2024 subject to the Plan Commission's recommendation
- 623 Schewe Road and 10122 White Fox Lane - Rezoning from Temp. A to TR-P and the Preliminary Plat and Final Plat of The Crest at Eagle Trace - Adopted on October 29, 2024 subject to the Plan Commission's recommendation

- Also on October 29, an appeal of the Plan Commission's September 23, 2024 denial of a demolition permit for 2121 Jefferson Street and 1007 Edgewood Avenue was withdrawn from Common Council consideration by the applicants. The applicants intend to re-file their demolitions for Plan Commission review at an upcoming meeting.

- Upcoming Matters – November 18, 2024

- ID 85410, 85411 & 85625 - 423-427 W Mifflin Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish a single-family residence, a two-family residence, and a four-unit apartment building to construct a four-story, 40-unit apartment building on one lot
- ID 85416, 85418 & 85420 - 418-446 W Washington Avenue and 413-417 W Mifflin Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish 3 single-family residences, 4

two-family residences, 3 three-family apartment buildings, and one four-unit apartment building to construct a six-story, 162-unit apartment building on one lot

- ID 85636, 85637 & 85653 - 306 S Brearly Street - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish multi-tenant commercial building to construct six-story mixed-use building with 1,500 square feet of commercial space and 120 apartments on one lot
- ID 85650 - 6717 Odana Road - Conditional Use for an animal boarding facility
- ID 85651 - 8102 Wellness Way/ 8198 McKee Road - Conditional Use Alteration - Construct accessory structures, gardens, and landscaping for existing hospital

- Upcoming Matters – December 2, 2024

- ID 82973 - Urban Design Commission Code Update Project, Phase 1 Amendment (Tentative)
- ID 84607 & 84010 - 4303 Portage Road - Rezoning from Temp. TR-U1 to [Permanent] TR-U1 and Conditional Use - Construct three-story apartment building containing 65-units
- ID 85652 - 2150 Marty Road - Conditional Use - Construct a residential building complex on Lot 218 of approved Midpoint Meadows subdivision containing 228 apartments in 6 buildings with clubhouse
- ID 85815 - 802-818 W Badger Road and 825 Hughes Place - Rezoning from SR-V1 and CC-T to RMX - Rezone for future multi-building mixed-use redevelopment
- ID 85816 & 85654 - 6701 McKee Road/6702 Mader Drive - Approve Specific Implementation Plan to construct a three-story mixed-use building with 2,500 sq. ft. of commercial space and 125 apartments on one lot, with one outlot to be created for private streets and stormwater management
- ID 85828 - 3709 Kinsman Boulevard - Demolition Permit - Demolish commercial building
- ID 85829 - 810-818 W Badger Road - Demolition Permit - Demolish two commercial buildings
- ID 85830 - 814-826 North Avenue - Demolition Permit - Demolish commercial building
- ID 85831 - 1810 S Park Street - Demolition Permit - Demolish commercial building
- ID 85832 - 1901-1915 S Park Street - Demolition Permit - Demolish commercial building
- ID 85814 & 85415 - 940-1050 S High Point Road, 1051 S Pleasant View Road and 902 Landmark Trail - Rezoning from Temp. A to TR-P, TR-U1, NMX and CC-T, and Preliminary Plat of Hill Valley, creating 558 single-family lots, 222 lots for 111 two-family dwellings, 68 lots for townhouse units, 4 lots for future multi-family dwellings, 1 lot for future neighborhood commercial, 1 lot for future mixed-use development, 3 outlots to be dedicated for public park, 5 outlots to be dedicated for stormwater management, 1 outlot for private alley, and 3 outlots for private open space (Item originally scheduled to be at November 18 meeting)

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Field, seconded by Sanders, to Adjourn at 6:44 pm. The motion passed by voice vote/other.

[81428](#)

Registrants for 2024 Plan Commission Meetings