



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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, January 13, 2025

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:** 11 - 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; Anjali Bhasin and Darrin S. Wasniewski

**Excused:** 1 - Bob Soldner

Emily Gnam was chair for the meeting.

Solheim arrived at 7:34 p.m. prior to Item 9

Staff Present: Meagan Tuttle, Secretary; Tim Parks; and Chris Wells, Planning Division; Katie Bannon, Building Inspection; Doran Viste, Office of the City Attorney.

Also: Ald. Marsha Rummel, Dist. 6 and Ald. Tag Evers, Dist. 13.

### PUBLIC COMMENT

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

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

### MINUTES OF THE DECEMBER 16, 2024 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, February 3, 17 and March 3, 17, 2025 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, February 13, 2025 at 5:00 p.m. (Room 215, Madison Municipal Building; 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.

**PUBLIC HEARINGS****Zoning Text Amendment**

2. [86288](#) Amending Section 28.022(3)(a) of the Madison General Ordinances to facilitate the incorporation of additional floodplain maps.

On a motion by Ald. Guequierre, seconded by Heck, the Plan Commission found the standards met and recommended approval of the zoning text amendment to the Common Council. The motion to recommend approval passed by voice vote/other.

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

**Development Review-Related Requests**

3. [83924](#) Creating Section 28.022-00702 of the Madison General Ordinances to change the zoning of property located at 709 Northport Drive from SR-C1 (Suburban Residential-Consistent 1) District to TR-U1 (Traditional Residential-Urban 1) District. (District 18)

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

4. [86416](#) 908 E Main Street (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for an arts, technical, or trade school to allow a cosmetology and esthiology school in a multi-tenant commercial building.

On a motion by Ald. Guequierre, seconded by Heck, the Plan Commission found the standards 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 Guequierre, seconded by Heck, to Approve. The motion passed by voice vote/other.**

5. [86417](#) 506-518 E Wilson Street and 132-150 S Blair Street (District 6): Consideration of a conditional use in the Urban Mixed-Use (UMX) District for two adjacent restaurant-nightclubs; consideration of a conditional use in the UMX District for an outdoor eating area open after 9:00 PM to be shared by three adjacent restaurant-nightclubs; consideration of a conditional use in the UMX district for an outdoor eating area with amplified sound for three adjacent restaurant-nightclubs; and consideration of a conditional use in the UMX

district for outdoor recreation, all to allow an outdoor eating area to be shared by three adjacent restaurant-nightclubs to operate after 9:00 PM with live music and outdoor recreation (sand volleyball).

On a motion by Ald. Guequierre, seconded by Heck, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following revised conditions:

That Condition #2 of the January 13 staff report be revised to state: "All of the events and services governed by this approval shall not start before the listed start time and shall end and the area cleared of attendees and outdoor amplified sound and use of sound-producing devices stopped by the end time enumerated as follows:

- Outdoor events/festivals, which shall not start before 11:00 AM and shall end by 9:00 PM.
- Outdoor live music/performance events on Sunday and Monday only; these events shall not start before 4:00 PM, and shall end by 9:00 PM.
- Outdoor recreation shall only be allowed between 5:30-10:30 PM on Monday-Friday and from 12:00-9:00 PM on Sunday.
- All other food and beverage service in the Summer Seasonal Layout Plan may commence at 10:30 AM Monday-Friday and at 9:00 AM on Saturday, Sundays, and on City holidays; all service in the outdoor eating area shall end by 12:00 AM midnight seven days a week. No amplified sound shall be allowed in the outdoor eating area after 9:00 PM seven days a week.
- In the future, the Director of the Planning Division may consider a minor alteration to the conditional uses to further modify the hours of operation for the outdoor eating and recreation area following a recommendation by the district alder."

That the following condition be added: "All outdoor live music/performance events on the site are approved from May 15 to September 15 only consistent with the Plan Commission's 2024 approval. This restriction does not apply to Maifest and Oktoberfest (as outlined in the December 3, 2024 letter of intent), which may occur before May 15 and after September 15."

The motion to approve with the revised conditions passed by voice vote/ other.

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

**6. 86418**

913 Woodward Drive (District 18): Consideration of a conditional use to allow construction of an accessory building on a lakefront parcel.

On a motion by Ald. Guequierre, seconded by Heck, the Plan Commission found the standards 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 Guequierre, seconded by Heck, to Approve. The motion passed by voice vote/other.**

**7. 86419**

2121 Jefferson Street and 1007 Edgewood Avenue (District 13): Consideration of a demolition permit to demolish two single-family residences.

On a motion by Heck, seconded by Sanders, the Plan Commission found that the standards for demolition permits were not met and denied the request. The motion to deny passed by voice vote/ other.

In denying the demolition permit, members of the Plan Commission, regarding standard 7, cited the inconsistency of the proposal with the Demolition Section's Statement of Purpose (MGO 28.185(1)), particularly its statement, "The purpose of this section is therefore to ensure the preservation of historic buildings...". Furthermore, with regard to standard 6, the Plan Commission did not find that the structural soundness of the buildings had been compromised, and with regard to standard 4, regarding the historic value of the property, the Plan Commission did not find that its contributing status to the Wingra Park Historic District had been compromised.

**A motion was made by Heck, seconded by Sanders, to Deny. The motion passed by voice vote/other.**

8. 86420 2449 Fox Avenue (District 13): Consideration of a demolition permit to demolish a street-facing facade of a single-family residence.

On a motion by Ald. Guequierre, seconded by Heck, the Plan Commission found the standards 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 Guequierre, seconded by Heck, to Approve. The motion passed by voice vote/other.**

### Land Divisions

9. 86415 Approving a Certified Survey Map of property owned by Claire Mangasarian/ Mangasarian Survivor's Trust located at 6021 Old Middleton Road (District 19), which proposes a deep residential lot.

On a motion by Ald. Guequierre, seconded by Heck, 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. The motion to approve passed by voice vote/ other.

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

10. 86421 4952 Thorson Road, Town of Sun Prairie: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots.

On a motion by Ald. Guequierre, seconded by Heck, the Plan Commission found that the extraterritorial plat approval standards were met and approved the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

### BUSINESS BY MEMBERS

There was no Business By Members.

### SECRETARY'S REPORT

Meagan Tuttle summarized the upcoming matters for the Plan Commission.

#### - Annual Statement of Interest Forms

\*\* Note: The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms are due on January 7, 2025. Statements of Interest filings may be submitted electronically at [www.cityofmadison.com/statementofinterests](http://www.cityofmadison.com/statementofinterests).

#### - Upcoming Matters – February 3, 2025

- ID 86521 - 5001-5013 Femrite Drive - Demolition Permit - Demolish two single-family residences and three storage buildings
- ID 86522 - 7869 Big Sky Drive - Conditional Use to allow auto body shop in existing commercial building

#### - Upcoming Matters – February 17, 2025

- ID 86523 - 3915 Lien Road - Conditional Use - Construct coffee shop with drive-thru window in Urban Design District 5
- ID 86649 - Zoning Text Amendment - Repealing and recreating MGO Section 28.185 and creating MGO Section 41.28 related to demolition of buildings to update the approval processes

- ID 86650 - Zoning Text Amendment - Amending Sections in Chapter 28 of the Zoning Code related to single-family homes, accessory dwelling units, and small residential infill projects

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Field, seconded by Heck, to Adjourn at 7:53 p.m. The motion passed by voice vote/other.**

## REGISTRATIONS

86598 Registrants for 2025 Plan Commission Meetings