



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Draft 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, November 18, 2024

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

Gnam was chair for the meeting.

Staff Present: Meagan Tuttle and Lisa McNabola, Planning Division.

Alders also in attendance: Verveer (District 4) and Harrington-Mckinney (District 1)

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

**Present:** 9 - John P. Guequierre; John W. Duncan; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Patrick W. Heck; Anjali Bhasin and Darrin S. Wasniewski

**Excused:** 3 - Arnold (Gabe) Mendez; Nicole A. Solheim and Bob Soldner

### PUBLIC COMMENT

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

See 'Womens Sports Help Society Public Comments 11-01-24'

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

### MINUTES OF THE NOVEMBER 4, 2024 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, December 2, 16, 2024 and January 13, 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.

## PUBLIC HEARINGS

### Development-Related Requests

- 2. [85650](#) 6717 Odana Road (District 19): Consideration of a conditional use in the Commercial Center (CC) District for animal boarding to allow an animal boarding tenant in a multi-tenant commercial building.  
 On a motion by Ald. Field, Seconded by Sanders, 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 Sanders, to Approve. The motion passed by voice vote/other.**

Note: The Certified Survey Map for Item 3 was granted administrative approval consistent with the approval process outlined in Section 16.23(4)(f) of the Subdivision Regulations. However, following the administrative approval, it was determined that the approving resolution was inadvertently introduced with referral to the Plan Commission. Staff requests that the Plan Commission recommend approval of the CSM to combine the four parcels into one lot to the Common Council subject to the conditions in the letter of conditional approval attached to the legislative file.

- 3. [85419](#) Approving a Certified Survey Map of property owned by Danisco USA, Inc. located at 3322 Agriculture Drive and 5017-5025 Femrite Drive (District 16).  
 On a motion by Ald. Field, Seconded by Sanders, 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 Sanders, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 4-6 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.

- 4. [85636](#) 306 S Breatly Street (District 6): Consideration of a demolition permit to demolish a multi-tenant commercial building.  
 On a motion by Heck, 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 Heck, seconded by Field, to Approve. The motion passed by voice vote/other.**

- 5. [85637](#) 306 S Breatly Street (District 6): Consideration of a conditional use in the Traditional Shopping Street (TSS) District for dwelling units in a mixed-use building with greater than 60 units; consideration of a conditional use in the TSS District and Transit-Oriented Development (TOD) Overlay for a mixed-use building with less than 50% of non-residential ground-floor frontage facing the primary street; 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 1,500 square feet of commercial space and 120 apartments.

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 and the following additional condition: Explore variations to the unit mix to include some number of micro units with the objective of improving the overall affordability.

The motion passed by voice vote/other.

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

6. [85653](#)

Approving a Certified Survey Map of property owned by Brearly Street Property Group, LLC located at 306 S Brearly Street (District 6).

On a motion by Heck, 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 Heck, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 7-9 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.

7. [85410](#)

423, 425, and 427 W Mifflin Street (District 4): Consideration of a demolition permit to demolish a single-family residence, a two-family residence, and a four-unit apartment building.

On a motion by Heck, 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 and the following condition: That the applicant work with interested parties in their attempt to relocate the structure at 427 W Mifflin Street to a location in the downtown area. The motion passed by voice vote/other.

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

8. [85411](#)

423-427 W Mifflin 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 to allow construction of a four-story, 40-unit apartment building.

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

9. [85625](#)

Approving a Certified Survey Map of property owned by Madison Development Corporation located at 423-427 W Mifflin Street (District 4).

On a motion by Heck, 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 Heck, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Item 10 should be referred to December 2, 2024 pending review by the Urban Design Commission.

- 10. [85651](#) 8102 Wellness Way/ 8198 McKee Road (District 7): Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for the establishment, improvement, or modification of a primary use occurring outside of an enclosed building, to allow installation of various landscaping and gardening improvements and accessory structures associated with an existing hospital (UnityPoint Health-Meriter Child and Adolescent Psychiatry Facility).

On a motion by Ald. Field, seconded by Sanders, the Plan Commission referred the conditional use request to the December 2, 2024 Plan Commission meeting pending review of a related item by the Urban Design Commission. The motion passed by voice vote/ other.

**A motion was made by Field, seconded by Sanders, to Refer to the PLAN COMMISSION and should be returned by 12/2/2024. The motion passed by voice vote/other.**

Note: Items 11-13 should be referred to December 2, 2024 to allow the project to be re-noticed.

- 11. [85416](#) 418, 420, 422, 426, 430, 432, 436, 440, and 444 W Washington Avenue and 413 and 417 W Mifflin Street (District 4): Consideration of a demolition permit to demolish three (3) single-family residences, four (4) two-family residences, three (3) three-family apartment buildings, and one four-unit apartment building.

On a motion by Ald. Field, seconded by Sanders, the Plan Commission referred the demolition request to the December 2, 2024 Plan Commission meeting to allow the project to be re-noticed. The motion passed by voice vote/ other.

**A motion was made by Field, seconded by Sanders, to Refer to the PLAN COMMISSION and should be returned by 12/2/2024. The motion passed by voice vote/other.**

- 12. [85418](#) 416-446 W Washington Avenue and 413-417 W Mifflin 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 to allow construction of a six-story, 162-unit apartment building.

On a motion by Ald. Field, seconded by Sanders, the Plan Commission referred the conditional use request to the December 2, 2024 Plan Commission meeting to allow the project to be re-noticed. The motion passed by voice vote/ other.

**A motion was made by Field, seconded by Sanders, to Refer to the PLAN COMMISSION and should be returned by 12/2/2024. The motion passed by voice vote/other.**

- 13. [85420](#) Approving a Certified Survey Map of property owned by CRG Acquisition, LLC located at 416-446 W Washington Avenue and 413-417 W Mifflin Street (District 4).

On a motion by Ald. Field, seconded by Sanders, the Plan Commission recommended that the Common Council re-refer the Certified Survey Map to the December 2, 2024 Plan Commission meeting (December

10 Common Council) to allow the project to be re-noticed. The motion passed by voice vote/ other.

**A motion was made by Field, seconded by Sanders, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 14 and 15 should be referred to December 2, 2024 at the request of the applicant and staff.

- 14. [85814](#) Creating Section 28.022-00696 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to TR-P (Traditional Residential-Planned) District and creating Section 28.022-00697 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District and creating Section 28.022-00698 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to NMX (Neighborhood Mixed Use) District and creating Section 28.022-00699 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to CC-T (Commercial Corridor-Transitional) District . (District 1)

On a motion by Ald. Field, seconded by Sanders, the Plan Commission recommended that the Common Council re-refer the zoning map amendment request to the December 2, 2024 Plan Commission meeting (December 10 Common Council) at the request of the applicant and staff. The motion passed by voice vote/ other.

**A motion was made by Field, seconded by Sanders, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING. The motion passed by voice vote/other.**

- 15. [85415](#) Approving the preliminary plat of the *Hill Valley* on property addressed as 940-1050 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail (District 1).

On a motion by Ald. Field, seconded by Sanders, the Plan Commission recommended that the Common Council re-refer the Certified Survey Map to the December 2, 2024 Plan Commission meeting (December 10 Common Council) at the request of the applicant and staff. The motion passed by voice vote/ other.

**A motion was made by Field, seconded by Sanders, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER. The motion passed by voice vote/other.**

### BUSINESS BY MEMBERS

There was no Business By Members.

### SECRETARY'S REPORT

Tuttle provided an overview of the Upcoming Matters that are scheduled to be before the Plan Commission.

**- Upcoming Matters – December 2, 2024**

- ID 82973 - Urban Design Commission Code Update Project, Phase 1 Amendment (To be referred to a future meeting)
- ID 86025, 84607 & 84010 - 4303 Portage Road - Demolition Permit, Rezoning from Temp. TR-U1 to [Permanent] TR-U1 and Conditional Use - Demolish single-family residence to 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 for future multi-building mixed-use redevelopment
- ID 85816 85654 - 6701 McKee Road/ 6702 Mader Drive - Rezone from PD(GDP) to PD(SIP) and Certified Survey Map Referral 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 to demolish a commercial building
- ID 85829 - 810-818 W Badger Road - Demolition Permit to demolish two commercial buildings
- ID 85830 - 814-826 North Avenue - Demolition Permit to demolish a commercial building
- ID 85831 - 1810 S Park Street - Demolition Permit to demolish a commercial building
- ID 85832 - 1901-1915 S Park Street - Demolition Permit to demolish a commercial building

**- Upcoming Matters – December 16, 2024**

- ID 85834 - 4845 Tradewinds Parkway - Conditional Use - Construct indoor recreation facility
- ID 86023 - 1917 Moorland Road - Demolition Permit- Demolish single-family residence
- ID 86024 - 2809 Royal Avenue - Conditional Use - Construct private parking facility for veterinary hospital located in the City of Monona

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Field, seconded by Wasniewski, to Adjourn at 7:34 p.m. The motion passed by voice vote/other.**

**REGISTRATIONS**

[81428](#)

Registrants for 2024 Plan Commission Meetings