



# 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, June 24, 2024

5:30 PM

\*\*Virtual Meeting\*\*

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### CALL TO ORDER/ROLL CALL

Zellers was chair for this meeting.

Staff Present: Bill Fruhling, Lisa McNabola, Planning Division

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

**Present:** 9 - John P. Guequierre; John W. Duncan; Derek Field; Ledell Zellers; Christopher T. McCahill; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck and Anjali Bhasin

**Excused:** 2 - Sara R. Sanders and Bob Soldner

### PUBLIC COMMENT

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

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals by members of the Commission

### MINUTES OF THE JUNE 10, 2024 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, July 8, 29 and August 26, 2024 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, July 11, 2024 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 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

### Development-Related Requests

Note: Item 2 should be placed on file without prejudice as the application has been withdrawn by the applicant.

2. [83267](#) 825 W Badger Road (District 14): Consideration of a demolition permit to demolish a public safety/service facility (Fire Station 6).

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission recommended that the demolition permit be placed on file without prejudice following the withdrawal of the request by the applicant. The motion to recommend that the plat be placed on file without prejudice passed by voice vote/ other.

**A motion was made by Guequierre, seconded by Solheim, to Place On File Without Prejudice. The motion passed by voice vote/other.**

Note: Item 3 should be referred to July 8, 2024 at the request of the applicant.

3. [83269](#) 709-711 E Johnson Street (District 6): Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for an outdoor eating area for a restaurant-tavern tenant in a mixed-use building.

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission referred the conditional use to July 8, 2024 at the request of the applicant. The motion to refer passed by voice vote/other

**A motion was made by Guequierre, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 7/8/2024. The motion passed by voice vote/other.**

4. [83480](#) 6334 Millpond Road (District 16): Consideration of a conditional use in the Commercial Center (CC) District for storage and warehousing, and consideration of a conditional use in the CC District for a building exceeding 25,000 square feet for an individual establishment to allow construction of three storage and warehousing buildings.

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

5. [83599](#) Creating Section 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from PD (Planned Development) District to IL (Industrial-Limited) District. (District 16)

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

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

Note: Items 6-7 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.

6. [83287](#) 6402 Schroeder Road (District 19): Consideration of a demolition permit to demolish a street-facing facade of a private school.

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

7. [83288](#) 6402 Schroeder Road (District 19): Consideration of an alteration to an approved conditional use for a private school to allow construction of an addition.

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

Note: Items 8-9 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.

8. [83533](#) Amending the City of Madison Official Map to remove a mapped reservation for a future north-south public street located in the Southwest Quarter of the Northeast Quarter of Section 30, Township 8 North, Range 10 East in the City of Madison, on land generally addressed as 2202 Darwin Road (District 18).

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission recommended approval of the Official Map amendment to Common Council. The motion to approve passed by voice vote/ other.

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

9. [83674](#) Approving a revised Certified Survey Map of property owned by B & G Real Estate, LLC and Optunities LLC located at 2102 and 2202 Darwin Road (District 18).

On a motion by Ald. Guequierre, seconded by Solheim, 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 Guequierre, seconded by Solheim, 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

### - Recent Common Council Actions

- 3420-3614 Milwaukee Street - Creating Section 28.022-00634 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A(Agricultural) District to CC-T (Commercial)

Corridor-Transitional) District, and creating Section 28.022-00635 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to TR-V2 (Traditional Residential-Varied 2) District, and creating Section 28.022-00636 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to TR-U2 (Traditional Residential-Urban 2) District, and creating Section 28.022-00637 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to PR (Parks and Recreation) District, and creating Section 28.022-00638 of the Madison General Ordinances to change the zoning of property located at 3420-3614 Milwaukee Street, 15th Alder District, from Temp. A (Agricultural) District to CN (Conservancy) District. (District 15) - Approved on June 18, 2024 subject to the Plan Commission's recommendations and additional condition

- 506-518 E Wilson Street and 134-150 S Blair Street - Creating Section 28.022-00669 of the Madison General Ordinances to change the zoning of properties located at 506-518 East Wilson Street and 134-150 South Blair Street, from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 6) - Approved on June 18, 2024 subject to the Plan Commission's recommendations
- 205 S Stoughton Road - Creating Section 28.022-00674 of the Madison General Ordinances to change the zoning of property located at 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District. (District 3) - Approved on June 18, 2024 subject to the Plan Commission's recommendations
- 515 N Whitney Way - Creating Section 28.022-00673 of the Madison General Ordinances to change the zoning of property located at 515 North Whitney Way from NMX (Neighborhood Mixed Use) District to TSS (Traditional Shopping Street) District. (District 11) - Approved on June 18, 2024 subject to the Plan Commission's recommendations
- 6610-6706 Old Sauk Road - SUBSTITUTE: Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Urban 2) District. (District 19) - Approved on June 18, 2024 subject to the Plan Commission's recommendations

#### **- Upcoming Matters – July 8, 2024**

- ID 83428 - Adopting the Sustainability Plan Update
- ID 83525, 83526, 83530 - 521 E Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish two-story commercial building to allow construction of an eight-story mixed-use building containing 3,812 sq ft. of office space and 70 apartments
- ID 83527, 83907, 83529 & 83531 - 306 N Brooks Street - Demolition Permit, TR-U2 to RMX, Conditional Use, and Certified Survey Map Referral - Demolish four-story, 102-unit lodging house to allow construction of a 15-story, 189-unit apartment building
- ID 83908 - 702 University Row - Amended PD(SIP) - Re-approve use of existing 300-stall temporary parking lot until October 31, 2024
- ID 83902 - 4846 Eastpark Boulevard - Final Plat Re-Approval - The American Center Eastpark Fifth Addition, creating two lots for future mixed-use development, seven lots for future multi-family development, one outlet for private parkland, and one outlet for public stormwater management
- ID 83271 & 83735 - 2008 Waunona Way - Demolition Permit and Conditional Use - Demolish street-facing façade to construct addition to a single-family residence on a lakefront parcel
- ID 83736 - 2604 Waunona Way - Conditional Use to construct accessory building on a lakefront parcel
- ID 83737 - 3901 Packers Avenue - PMHP Alteration to construct remaining phase of Oak Park mobile home park to include 80 additional manufactured homes
- ID 83738 - 5152 Spring Court - Conditional Use to construct addition to single-family residence on a lakefront parcel
- ID 83739 - 823 E Washington Ave, 1st Floor - Conditional Use for a restaurant-nightclub on first floor of a hotel
- ID 83741 - 823 E Washington Ave, 8th Floor - Conditional Use for a restaurant-nightclub on eighth floor of a hotel
- ID 83753 - 1705 National Avenue - Conditional Use to allow outside employees for a home occupation

#### **- Upcoming Matters – July 29, 2024**

- ID 82973 - Urban Design Commission Code Update Project, Phase 1 Amendment
- ID 83754 & 83909 - 1430-1436 Monroe Street - Demolition Permit and PD(SIP) to Amended PD(GDP-SIP) - Demolish McClain Athletic Center and Camp Randall Sports Center ("The Shell") to allow construction of new three-story, 536,000 gross square-foot indoor athletic training facility and 350-stall parking garage adjacent to Camp Randall Stadium
- ID TBD - 603 S Whitney Way - PD(GDP) to Amended PD(GDP-SIP) - Construct four-story mixed-use building containing 2,450 square feet of commercial space and 167 apartments
- ID TBD & 83755 - 4538-4610 E Broadway - IL to SE and Certified Survey Map Referral - Create two lots in SE zoning and an outlot for a future public street
- ID 83756, TBD & 83759 - 3535-3553 University Avenue - Demolition Permit, PD to CC-T, and Conditional Use - Demolish two (2) two-story commercial buildings to construct a five-story mixed-use building containing 1,435 square feet of commercial space and 71 apartments in Urban Design Dist. 6
- ID 83960 & 84026 - 901 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence, and construct new single-family residence on lakefront parcel
- ID 83951 - 2928 Barlow Street - Demolition Permit - Demolish single-family residence
- ID 83977 - 2104 City View Drive - Conditional Use - Allow indoor recreation in a multi-tenant building

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Field, seconded by Solheim, to Adjourn at 5:49 p.m. The motion passed by voice vote/other.**

81428 Registrants for 2024 Plan Commission Meetings