



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, February 5, 2024

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 9 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Kathleen L. Spencer; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck; Christopher T. McCahill and Bob Soldner

Excused: 1 - Ledell Zellers

Solheim was chair for this meeting.

Staff Present: Heather Stouder and Tim Parks, Planning Division; Ian Brown, City Forester; and Chris Petykowski, Assistant City Engineer.

Also Present: Ald. Michael Verveer, District 4.

PUBLIC COMMENT

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

There were no registrants to speak during public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Field, McCahill, and Mendez all disclosed that they are employees of the University of Wisconsin-Madison, the applicant for Item 5, but that their affiliation with the University would not impact their ability to consider that item.

MINUTES OF THE JANUARY 22, 2024 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, February 26 and March 11, 25, 2024 at 5:30 p.m. (Virtual Meetings)

Special Meeting:

- Thursday, March 14, 2024 at 5:00 p.m. (Room 215, Madison Municipal Building)

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. [81593](#) Amending the 2024 Capital Budget of Engineering-Major Streets and Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition and release of land interests required for the construction and maintenance of improvements for a public street. Being part of SW ¼ of the SW ¼ of Section 31, T 8 N, R 10 E, in the City of Madison. (District 12)

A motion was made by Mendez, seconded by Spencer, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

NEW BUSINESS

3. [81632](#) Endorsing and Prioritizing Improvement of Pedestrian and Bicycle Connectivity as Part of the Wisconsin Department of Transportation's I-39/90/94 Study and Reconstruction

A motion was made by Mendez, seconded by Spencer, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.

PUBLIC HEARINGS**Extraterritorial Land Division**

4. [77936](#) 5048 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 Heck, seconded by Ald. Field, the Plan Commission found that the extraterritorial plat approval standards and criteria were not met and placed the land division on file without prejudice. The motion passed by voice vote/ other, with Mendez voting NAY. In placing the land division on file without prejudice, members of the Commission noted that the proposal was not consistent with the development pattern.

An earlier motion by Mendez, seconded by McCahill, to find the standards and criteria met and approve the land division failed on the following 1-6 vote: AYE: Mendez; NAY: Ald. Duncan, Ald. Field, Ald. Figueroa Cole, Heck, McCahill, Spencer; NON-VOTING, Solheim, Soldner; EXCUSED: Zellers.

A motion was made by Heck, seconded by Field, to Place On File Without Prejudice. The motion passed by voice vote/other, with Mendez voting No.

Development-Related Requests

- 5. [81315](#) Amending Section 28.022-00289 of the Madison General Ordinances to amend the Campus-Institutional (CI) District Master Plan for the University of Wisconsin-Madison Campus for the portion of the campus generally addressed as 1410-1550 and 1415 Engineering Drive and 1509-1513 University Avenue to include specific plans for the College of Engineering. (District 5)

On a motion by Mendez, seconded by Spencer, the Plan Commission found the standards met and recommended approval of the master plan amendment, 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 Mendez, seconded by Spencer, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

- 6. [78634](#) 139 W Wilson Street (District 4): Consideration of a demolition permit to demolish a four-story apartment building

On a motion by Mendez, seconded by Spencer, the Plan Commission referred the demolition permit to February 26, 2024 at the request of the applicant. The motion to refer passed by voice vote/ other.

A motion was made by Mendez, seconded by Spencer, to Refer to the PLAN COMMISSION and should be returned by 2/26/2024. The motion passed by voice vote/other.

- 7. [78635](#) 139 W Wilson Street (District 4): Consideration of a conditional use in the UMX (Urban Mixed-Use) District for a multi-family dwelling with greater than eight (8) dwelling units; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit; to construct 16-story apartment building with 320 units

On a motion by Mendez, seconded by Spencer, the Plan Commission referred the conditional use to February 26, 2024 at the request of the applicant. The motion to refer passed by voice vote/ other.

A motion was made by Mendez, seconded by Spencer, to Refer to the PLAN COMMISSION and should be returned by 2/26/2024. The motion passed by voice vote/other.

Note: Items 8 and 9 are related and were considered as one public hearing.

- 8. [81079](#) 531 W Mifflin Street (District 4): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Mendez, seconded by Spencer, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

9. [81080](#) 531 W Mifflin Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a residential building complex containing a four-unit apartment building and a single-family residence; and consideration of a conditional use to reduce the rear yard setback requirements for the residential building complex.

On a motion by Mendez, seconded by Spencer, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

Note: Items 10 and 11 are related and were considered as one public hearing.

10. [81295](#) Creating Section 28.022-00665 of the Madison General Ordinances to change the zoning of property located at 2150 Marty Road, 7751 Mid Town Road, and 7342-7362 Raymond Road from Temp. A (Agricultural) District to A (Agricultural) District, and creating Section 28.022-00666 of the Madison General Ordinances to change the zoning of property located at 2150 Marty Road, 7751 Mid Town Road, and 7342-7362 Raymond Road from Temp. A (Agricultural) District to TR-P (Traditional Residential-Planned) District, and creating Section 28.022-00667 of the Madison General Ordinances to change the zoning of property located at 2150 Marty Road, 7751 Mid Town Road, and 7342-7362 Raymond Road from Temp. A (Agricultural) District to CC-T (Commercial Corridor-Transitional) District. (District 1)

On a motion by Ald. Duncan, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning map amendment and TR-P master plan, subject to the comments and conditions contained in the Plan Commission materials and the following revised conditions:

- That the conditions recommended by the City Engineering Division in the February 5, 2024 be revised/ clarified to fix the following report drafting errors:

- 20. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat, except Mid Town/Raymond Roads, which will be explained in other conditions.
- ~~24. Construct sidewalk/path, terrace, curb and gutter, and up to 14 feet of pavement along Hoepker Road and Portage Road to a plan approved by City Engineer.~~
- 22. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat, except Mid Town/Raymond Roads, which will be explained in other conditions.
- 23. Construct sidewalk, path, terrace, curb and gutter, and 10 feet of pavement on each side of Mid Town Road from S High Point Road to Marty Road. Construct sidewalk, path, terrace, curb and gutter, and 10 feet of pavement on south side of Mid Town Road from the western plat limit to S High Point Road.

The motion to recommend approval subject to the revised conditions passed by voice vote/ other.

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

11. [81268](#)

Approving the preliminary plat of the *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road (District 1).

On a motion by Ald. Duncan, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the preliminary plat subject to the comments and conditions contained in the Plan Commission materials and the following revised conditions:

- That the conditions recommended by the City Engineering Division in the February 5, 2024 be revised/clarified to fix the following report drafting errors:

20. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat, except Mid Town/Raymond Roads, which will be explained in other conditions.
24. ~~Construct sidewalk/path, terrace, curb and gutter, and up to 14 feet of pavement along Hoepker Road and Portage Road to a plan approved by City Engineer.~~
22. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat, except Mid Town/Raymond Roads, which will be explained in other conditions.
23. Construct sidewalk, path, terrace, curb and gutter, and 10 feet of pavement on each side of Mid Town Road from S High Point Road to Marty Road. Construct sidewalk, path, terrace, curb and gutter, and 10 feet of pavement on south side of Mid Town Road from the western plat limit to S High Point Road.

The motion to recommend approval subject to the revised conditions passed by voice vote/ other.

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

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder provided an overview of recent Common Council actions and upcoming Plan Commission matters.

- Recent Common Council Actions

- 33 W Johnson Street - Rezoning from UMX to PD for a six-story school into 6- to 11-story mixed-use building - Approved on January 23, 2024 subject to Plan Commission recommendation
- Annexation of 159.14 acres from the Town of Westport - Approved on January 23, 2024 subject to Plan Commission recommendation

- Upcoming Matters – February 26, 2024

- 5525 Tradesmen Drive - Conditional Use for a retail tenant in a multi-tenant industrial building
- 5702 South Hill Drive - Conditional Use to allow conversion of place of worship into a private school
- 117-125 W Mifflin Street and 15 N Fairchild Street - Demolition Permit - Demolish five one-story commercial buildings and a three-story commercial building

- Upcoming Matters – March 11, 2024

- 529 University Avenue - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct a 12-story mixed-use building with 1,450 square feet of commercial space and 33 apartments
- 633-711 W Badger Road - Demolition Permit, SR-V2 to CC-T, and Certified Survey Map Referral - Create two lots and demolish a two-story commercial building to allow future construction of a community center on one lot
- 10252-10554 Mineral Point Road - Preliminary Plat and Certified Survey Map Referral - Re-approving Herring Property Subdivision, creating approximately 59 single-family lots and 17 lots for future multi-family development, with outlots for stormwater management and one outlot for public park (the preliminary plat includes lots and outlots in the future phase of Westwind subdivision); and create three outlots for future development

ANNOUNCEMENTS

Nicole Solheim welcomed MMSD representative Bob Soldner to his first Plan Commission meeting.

ADJOURNMENT

A motion was made by Field, seconded by Mendez, to Adjourn at 6:55 p.m. The motion passed by voice vote/other.

REGISTRATIONS

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.

[81428](#)

Registrants for 2024 Plan Commission Meetings