



# 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](http://www.madisoncitychannel.tv).*

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Monday, February 26, 2024

5:30 PM

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

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**\*\*Note\*\*** Quorum of the Common Council may be in attendance at this meeting.

### CALL TO ORDER/ROLL CALL

Vice Chair Solheim called the meeting to order at 5:30 p.m.

**Present:** 6 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Kathleen L. Spencer; Nicole A. Solheim and Patrick W. Heck

**Excused:** 4 - Ledell Zellers; Arnold (Gabe) Mendez; Christopher T. McCahill and Bob Soldner

Alders also present: Verveer (4), Vidaver (5), Rummel (6)

Staff Present: Heather Stouder, Colin Punt, Planning Division; Building Inspection Director Matt Tucker; Zoning Administrator Katie Bannon

### PUBLIC COMMENT

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

There was no public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

### MINUTES OF THE FEBRUARY 5, 2024 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, March 11, 25 and April 8, 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. [81599](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for a Utility Materials Handling Site for the handling and disposal of excess cut and sediment materials. Located in part of the SW ¼ and NE ¼ and the SE ¼ of the NW ¼ of Section 36, T7N, R10E in the City of Madison, Dane County, Wisconsin. (District 16)  
  
**A motion was made by Figueroa Cole, seconded by Heck, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**
3. [81983](#) Vacating and discontinuing multiple unimproved public street right-of-ways within the plat of Village at Autumn Lake Replat to allow the replatting of a portion the development. Being located in parts of both the Southwest 1/4 of the Southeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 26, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (District 17)  
  
**A motion was made by Figueroa Cole, seconded by Heck, to Return to Lead with the Recommendation for Approval. The motion passed by voice vote/other.**

**PUBLIC HEARINGS****Development-Related Requests**

4. [81541](#) 5525 Tradesmen Drive (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District for general retail to allow a 10,000 square-foot retail space in a multi-tenant industrial building.  
  
On a motion by Figueroa Cole, seconded by Heck, the Plan Commission found the standards to be met and voted to approve the conditional use subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.  
  
**A motion was made by Figueroa Cole, seconded by Heck, to Approve. The motion passed by voice vote/other.**
5. [81555](#) 5702 South Hill Drive (District 19): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school, public or private.  
  
On a motion by Figueroa Cole, seconded by Heck, the Plan Commission found the standards to be met and voted to approve the conditional use subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.  
  
**A motion was made by Figueroa Cole, seconded by Heck, to Approve. The**

**motion passed by voice vote/other.**

6. [81556](#)

REVISED: 115-125 W Mifflin Street (District 4): Consideration of a demolition permit to demolish five commercial buildings.

On a motion by Field, seconded by Figueroa Cole, the Plan Commission found the standards to be met and voted to approve the demolition permits subject to the comments and conditions in the Plan Commission materials, with recommended condition of approval 1 revised to read as follows:

"That the applicant shall, to the greatest extent possible, remove and preserve the terracotta tiles from the buildings' front façades for potential future reuse in a manner that evokes the former buildings' design."

The motion passed on the following 4-1 vote: AYE: Ald. Duncan, Ald. Field, Ald. Figueroa Cole, Spencer; NAY: Heck; NON-VOTING: Solheim; EXCUSED: Zellers, McCahill, Mendez, Soldner.

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

**Ayes:** 4 - Yannette Figueroa Cole; John W. Duncan; Derek Field and Kathleen L. Spencer

**Noes:** 1 - Patrick W. Heck

**Excused:** 4 - Ledell Zellers; Arnold (Gabe) Mendez; Christopher T. McCahill and Bob Soldner

**Non Voting:** 1 - Nicole A. Solheim

7. [78634](#)

139 W Wilson Street (District 4): Consideration of a demolition permit to demolish a four-story apartment building

On a motion by Figueroa Cole, seconded by Heck, the Plan Commission referred consideration of the demolition permit to March 11, 2024. The motion passed by voice vote/other.

**A motion was made by Figueroa Cole, seconded by Heck, to Re-refer to the PLAN COMMISSION and should be returned by 3/11/2024. The motion passed by voice vote/other.**

8. [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 Figueroa Cole, seconded by Heck, the Plan Commission referred consideration of the conditional use to March 11, 2024. The motion passed by voice vote/other.

**A motion was made by Figueroa Cole, seconded by Heck, to Re-refer to the PLAN COMMISSION and should be returned by 3/11/2024. The motion passed by voice vote/other.**

### **Zoning Text Amendment**

9. [81963](#)

Amending Chapter 28 of the Madison General Ordinances to Clarify Various Underground and Site Parking Requirements.

On a motion by Heck, seconded by Figueroa Cole, the Plan Commission recommended to Common Council to adopt the substitute ordinance (Version 2). The motion passed by voice vote/other.

A motion was made by Heck, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING the substitute (Version 2). The motion passed by voice vote/other.

## BUSINESS BY MEMBERS

There was no business by members

## SECRETARY'S REPORT

Heather Stouder updated the Plan Commission regarding recent Common Council actions and upcoming matters.

### - Recent Common Council Actions

- 1410-1550 Engineering Drive - Amended CI District Master Plan for UW-Madison campus to allow construction of a 385,000 sq. ft. academic building for College of Engineering - Adopted on February 13, 2024 subject to Plan Commission recommendation
- 7751 Mid Town Road, 2150 Marty Road, and 7342-7362 Raymond Road - Rezoning approximately 101 acres from Temp. A to A, TR-P, and CC-T and the Preliminary Plat of Midpoint Meadows - Adopted on February 13, 2024 subject to Plan Commission recommendation

### - Upcoming Matters – March 11, 2024

- 1908 Arlington Place - Certified Survey Map Referral - Create two lots in TR-C2 zoning in University Heights Historic Dist.
- 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, Rezoning from 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 Herrling 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 and create three outlots for future development
- 426 S Yellowstone Drive - Certified Survey Map - Create one lot in SE zoning and release a plat restriction
- Amending MGO Section 33.24(15)(e)5.a. related to Urban Design Landscaping and Open Space to remove the minimum terrace width requirement with Urban Design Dist. 8
- Zoning Text Amendment - Amending MGO Sections 28.151 and 28.211 to allow Accessory Dwelling Units for properties with up to eight dwelling units and remove owner-occupancy requirement for ADUs
- Zoning Text Amendment - Amending Sections within MGO Chapter 28 related to drive-through windows
- Zoning Text Amendment - Amending MGO Section 28.185 related to Approval of Demolition and Removal to expand considerations for properties with historic value or significance.
- 428-444 State Street - Demolition Permit and Conditional Use - Demolish three buildings to construct six-story tall mixed-use building adjacent to Lisa Link Peace Park with up to 6,445 square feet of commercial space and 26 apartments
- 626 Langdon Street - Conditional Use for general retail and coffee shop tenant on ground floor of apartment building in DR2 zoning
- 204 W Sunset Court - Demolition Permit - Demolish street-facing façade of single-family residence
- 1002 Erin Street - Demolition Permit - Demolish single-family residence
- 4701 Ellestad Drive - Demolition Permit - Demolish single-family residence
- 4902 Amcenter Drive - Conditional Use - Construct one-story multi-tenant commercial building with two vehicle access sales and service windows

### - Upcoming Matters – March 25, 2024

- Lake Monona Waterfront Master Plan
  - 2230 Pennsylvania Avenue - Conditional Use and Certified Survey Map Referral - Create two lots in IL zoning and construct four-story personal indoor storage facility on proposed Lot 2 in Urban Design Dist.
- 4

- 620 Cedar Street - Conditional Use - Construct accessory building exceeding 1,000 square feet
- 3722 Speedway Road - Conditional Use - Construct four-story mixed-use building with approximately 760 square feet of commercial space and 31 apartments
- 3180 Burke Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Burke

## ANNOUNCEMENTS

There were announcements.

## ADJOURNMENT

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

## REGISTRATIONS

[81428](#)

Registrants for 2024 Plan Commission Meetings