



# 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, April 8, 2024

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

**Excused:** 1 - Bob Soldner

Zellers was chair for this meeting.

Heck arrived at 5:32 p.m. following approval of the March 14 and March 25 meeting minutes.

Staff Present: Bill Fruhling and Tim Parks, Planning Division; Jacob Moskowitz, Assistant Zoning Administrator.

Also Present: Ald. Marsha Rummel, Dist. 6; Ald. Tag Evers, Dist. 13; Ald. Sabrina Madison, Dist. 17; Ald. Charles Myadze, Dist. 18; and Ald. John Guequierre, Dist. 19.

### PUBLIC COMMENT

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

There were no registrants to speak during public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

### MINUTES OF THE MARCH 14, 2024 SPECIAL MEETING

A motion was made by Mendez, seconded by McCahill, to Approve the Minutes. The motion passed by voice vote/other, with Spencer Abstaining.

### MINUTES OF THE MARCH 25, 2024 REGULAR MEETING

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

## SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, May 6, 20 and June 10, 24, 2024 at 5:30 p.m. (Virtual Meetings)

## 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. [81562](#) Re-approving the preliminary plat of *Herring Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road (District 9).  
On a motion by Solheim, seconded by Ald. Field, the preliminary plat was referred to May 6, 2024 at the written request of the applicant. The motion to refer passed by voice vote/ other.  
**A motion was made by Solheim, seconded by Field, to Refer to the PLAN COMMISSION and should be returned by 5/6/2024. The motion passed by voice vote/other.**

3. [82251](#) 1254 E Washington Avenue (District 6): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a single-family residence to allow a commercial building to be converted into a single-family residence.  
On a motion by Solheim, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the conditional use requests subject to comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.  
**A motion was made by Solheim, seconded by Field, to Approve. The motion passed by voice vote/other.**

Note: Items 4-6 are related and were considered as one public hearing.

4. [80830](#) Creating Section 28.022-00662 of the Madison General Ordinances to change the zoning of property located at 5001-5105 North Sherman Avenue and 1904 Wheeler Road from A (Agricultural) District and SR-C1 (Suburban Residential-Consistent 1) District to PR (Parks and Recreation) District. (District 18)  
On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.  
**A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**

5. [77592](#) 5001-5105 N Sherman Avenue and 1904 Wheeler Road (District 18): Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for outdoor recreation; and consideration of a conditional use for non-residential development immediately adjacent to the boundary of a City-owned public park, all to allow reconstruction and expansion of a golf driving range for TPC Wisconsin adjacent to Cherokee Marsh Conservation Park-North Unit.

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the conditional use requests subject to comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

6. [80433](#) Approving a Certified Survey Map of property owned by Cherokee Park, Inc. located at 5105 N Sherman Avenue/ 1904 Wheeler Road (District 18).

On a motion by Solheim, seconded by Ald. Field, 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 Solheim, 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.**

Note: Items 7 and 8 are related and were considered as one public hearing.

7. [81922](#) 2230 Pennsylvania Avenue; Urban Design Dist. 4 (District 12): Consideration of a conditional use in the Industrial-Limited (IL) District for a personal indoor storage facility.

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the conditional use request subject to comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

8. [81944](#) Approving a Certified Survey Map of property owned by Madison Square Storage, LLC located at 2230 Pennsylvania Avenue (District 12).

On a motion by Solheim, seconded by Ald. Field, 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 Solheim, 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.**

### Zoning Text Amendments

9. [81952](#) Amending Sections 28.151 and 28.211 of the Madison General Ordinances to allow Accessory Dwelling Units for properties with up to eight dwelling units and remove owner-occupancy requirement for ADUs.

On a motion by Solheim, seconded by Ald. Figueroa Cole, 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 Solheim, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**

10. [81965](#)

Amending Sections within Chapter 28 of the Madison General Ordinances related to drive-through windows.

On a motion by Solheim, seconded by Ald. Field, the Plan Commission recommended re-referral of the zoning text amendment to May 6, 2024 (May 21, 2024 Common Council meeting) at the request of the ordinance sponsors. The motion to recommend re-referral passed by voice vote/ other.

**A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 5/6/2024. The motion passed by voice vote/other.**

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Bill Fruhling provided an overview of upcoming Plan Commission matters and noted for the Commission that Ald. Bennett, Dist. 2, had filed an appeal to the Common Council regarding the March 25, 2024 Plan Commission decision to place the demolitions of 428-444 State Street on file. He noted that the Council would hold a hearing on the appeal on May 7, 2024.

**- Upcoming Matters – May 6, 2024**

- ID 81923, TBD, 81925 & 81945 - 506-518 E Wilson Street, 134-150 S Blair Street - Demolition Permit, Rezoning from PD to UMX, Conditional Use and Certified Survey Map - Create two lots in (proposed) UMX zoning, and demolish five buildings to construct eight-story, 178-unit apartment building on S Blair Street and six-story, 100-room hotel on E Wilson Street with shared parking and open space
- ID 82730 - 1874 E Washington Avenue - Conditional Use for an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID 82731 - 105 E Lakeview Avenue - Demolition Permit - Demolish single-family residence
- ID 82732 - 6910 E Buckeye Road - Conditional Use for a home occupation in an accessory building 7751 Mid Town Road,
- ID 82733 - 2150 Marty Road, and 7342-7362 Raymond Road - Revised Preliminary Plat and Final Plat of Midpoint Meadows

**- Upcoming Matters – May 20, 2024**

- ID TBD - 4702 Verona Road - PD to Amended PD(GDP-SIP) - Amend General Development Plan and approve Specific Implementation Plan to renovate former bank building into coffee shop with vehicle access sales and service window
- ID 82734 - 305 Bear Claw Way - Conditional Use - Construct residential building complex containing three (3) three-story, four-unit townhouse buildings and one (1) three-story, three-unit townhouse building on Lot 4 of Paragon Place Addition No. 1

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Field, seconded by Figueroa Cole, to Adjourn at 6:25 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