



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://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).*

---

Monday, May 6, 2024

5:30 PM

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

---

### CALL TO ORDER/ROLL CALL

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

**Present:** 8 - Yannette Figueroa Cole; John W. Duncan; Derek Field; Ledell Zellers; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck and Christopher T. McCahill

**Excused:** 2 - Kathleen L. Spencer and Bob Soldner

Zellers was chair for this meeting.

Ald. Figueroa Cole arrived around 5:40 p.m. during the presentation and discussion of Item 2.

Staff Present: Bill Fruhling and Tim Parks, Planning Division; Katie Bannon, Zoning Administrator; and Mick Rusch, Metro Transit.

Also Present: Ald. Sabrina Madison, Dist. 17; 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 APRIL 8, 2024 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:

- Monday, May 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.

## NEW BUSINESS

2. [82915](#) Adopting the recommendations for the Bus Rapid Transit (BRT) North-South corridor outlined in Attachment 1 and described in the report entitled "North-South BRT Locally Preferred Alternative."
- On a motion by Solheim, seconded by Ald. Figueroa Cole, the Plan Commission recommended approval of the locally preferred alternative for North-South Bus Rapid Transit to the Transportation Commission.
- As part of its recommendation, members of the Plan Commission requested that additional information be provided on:
- The accommodation of on-street parking on the upper portion of N Park Street, including any outreach/engagement to potentially impacted businesses;
  - Whether the north-south route will meet the 50% federal goal for operating in dedicated bus lanes (there is conflicting information in the report);
  - Future impacts on City budgets from the construction and operation of the north-south route; and
  - Why the north-south route does not directly serve Dane County Regional Airport.
- Staff indicated that it would make sure that the information requested by the Plan Commission is provided via e-mail.
- The motion to return to lead with a recommendation for approval passed by voice vote/other, with Ald. Field voting No.
- A motion was made by Solheim, seconded by Figueroa Cole, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other, with Ald. Field voting No.**

## PUBLIC HEARINGS

### Zoning Text Amendments

3. [81965](#) Amending Sections within Chapter 28 of the Madison General Ordinances related to drive-through windows.
- On a motion by Ald. Field, 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 Field, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**

### Development-Related Requests

4. [82730](#) 1874 E Washington Avenue (District 12): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor eating area for a restaurant-tavern tenant in a mixed-use building.

On a motion by Ald. Field, seconded by Mendez, the Plan Commission found that the standards were 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 Field, seconded by Mendez, to Approve. The motion passed by voice vote/other.**

5. [82731](#) 105 E Lakeview Avenue (District 15): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Ald. Field, seconded by Mendez, the Plan Commission found that the standards were 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 Field, seconded by Mendez, to Approve. The motion passed by voice vote/other.**

6. [82732](#) 6910 E Buckeye Road (District 16): Consideration of a conditional use in the Agricultural (A) District for a home occupation with an outside employee.

On a motion by Ald. Field, seconded by Mendez, the Plan Commission found that the standards were 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 Solheim, seconded by Field, to Approve. The motion passed by voice vote/other.**

7. [81562](#) Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road (District 9).

On a motion by Ald. Field, seconded by Mendez, the Plan Commission recommended that the preliminary plat 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 Field, seconded by Mendez, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE - REPORT OF OFFICER. The motion passed by voice vote/other.**

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

8. [82733](#) Approving the revised preliminary plat of *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 revised preliminary plat subject to the comments and conditions contained in the Plan Commission materials.

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

9. [82752](#) Approving the final plat of *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 final plat subject to the comments and conditions contained in the Plan Commission materials

**A motion was made by Duncan, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion**

passed by voice vote/other.

10. [81923](#) 506-518 E Wilson Street (District 6): Consideration of a demolition permit to demolish five commercial buildings.

On a motion by Ald. Field, seconded by Mendez, the Plan Commission referred the demolition permit to June 10, 2024 pending approval of the project by the Landmarks Commission and a recommendation by the Urban Design Commission on ID 81925. The motion to refer passed by voice vote/other.

**A motion was made by Field, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 6/10/2024. The motion passed by voice vote/other.**

11. [82903](#) 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)

On a motion by Ald. Field, seconded by Mendez, the Plan Commission referred the zoning map amendment to June 10, 2024 pending approval of the project by the Landmarks Commission and a recommendation by the Urban Design Commission on ID 81925. The motion to recommend re-referral passed by voice vote/other.

**A motion was made by Field, seconded by Mendez, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/10/2024. The motion passed by voice vote/other.**

12. [81925](#) 506-518 E Wilson Street and 134-148 S Blair Street (District 6): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building greater than 20,000 square feet and more than four stories; consideration of a conditional use in the UMX District for a multi-family dwelling with greater than eight (8) units; consideration of a conditional use in the UMX District for outdoor recreation; and consideration of a conditional use per Section 28.137(2)(e) of the Zoning Code for a planned multi-use site containing a hotel, all to allow construction of a six-story, 100-room hotel on E Wilson Street and eight-story, 170-unit apartment building and structured parking on S Blair Street.

On a motion by Ald. Field, seconded by Mendez, the Plan Commission referred the conditional use requests to June 10, 2024 pending approval of the project by the Landmarks Commission and a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/other.

**A motion was made by Field, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 6/10/2024. The motion passed by voice vote/other.**

13. [81945](#) Approving a Certified Survey Map of property owned by JCAP Real Estate and JDJ Imports Company, LLC located at 506-518 E Wilson Street and 134-150 S Blair Street (District 6).

On a motion by Ald. Field, seconded by Mendez, the Plan Commission referred the land division to June 10, 2024 pending approval of the project by the Landmarks Commission and a recommendation by the Urban Design Commission on ID 81925. The motion to refer passed by voice vote/other.

**A motion was made by Field, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 6/10/2024. The motion passed by voice vote/other.**

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Bill Fruhling noted the 2023 Planning Division report was available for the Plan Commission's review, and also noted recent and upcoming Common Council matters and the upcoming Plan Commission members.

He also noted that Ald. John Guequierre was scheduled to be appointed to the Plan Commission to fill the Council member vacancy being created by Ald. Figueroa Cole leaving to join the Finance Committee as Common Council President, that Chris McCahill was slated to be elevated from first alternate to full citizen member, and that two alternates were being appointed, Sara Sanders and Anjali Bhasin. McCahill, Sanders, and Bhasin are scheduled to be approved by the Common Council on May 21, 2024.

### - Planning Division Annual Report

[83127](#)

2023 Planning Division Annual Report

### - Recent Common Council Actions

- 633-711 W Badger Road - Rezoning from SR-V2 to CC-T to allow future construction of a community center on one lot - Approved on April 16, 2024 subject to the Plan Commission's recommendation
- 5001-5105 N Sherman Avenue & 1904 Wheeler Road - Rezoning from SR-C1 to PR and Certified Survey Map Referral to allow reconstruction and expansion of a golf driving range - Approved on April 16, 2024 subject to the Plan Commission's recommendations
- 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
- Approved on April 16, 2024 subject to the Plan Commission's recommendation subject to the Plan Commission's recommendation

### - Upcoming Matters – May 20, 2024

- ID 82905 - 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
- ID 82937, 82938, and 82975 - 519-521 W Main Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish two-family residence and four-unit residence to construct a four-story apartment building with 30 units and accessory general retail service business
- ID 82944, 82945 and 82977- 1124 Colby Street and 114 Van Deusen Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish single-family residence at 114 Van Deusen Street to allow construction of addition to existing daycare/Montessori school on one lot
- ID 82946 - 2250 Pennsylvania Avenue - Conditional Use for animal boarding, daycare, grooming and training
- ID 82947 - 2927 E Washington Avenue - Conditional Use for free-standing vending (food carts) in tap room parking lot

### - Upcoming Matters – June 10, 2024

- (Tentative) ID 78643, 78911 and 78642 - Demolition Permit, Temp A. to TR-V2, TR-U2, CC-T, CN, and PR, and Preliminary Plat - Demolish industrial building and two single-family residences for future Starkweather Plat, creating 13 lots for future residential and mixed-use development, five outlots for public uses, and five outlots for private uses
- ID 82942, 82943, 82976 - 755 Braxton Place - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish 10-story, 164-unit apartment building to construct three (3) five-story interconnected apartment buildings containing 344 total units on one lot

- ID TBD - 205 S Stoughton Road - Rezoning from IL to THV - Construct tiny house village containing 22 tiny houses and a common building containing office space, general retail, and tiny house manufacturing
- ID 82948, TBD, 82949, and 82978 - 515 N Whitney Way - Demolition Permit, Rezoning from NMX to TSS, Conditional Use, and Certified Survey Map Referral - Demolish one-story office building to construct five-story, 40-unit apartment building on one lot
- ID 82950, TBD, 82972, and 82979 - 6610-6706 Old Sauk Road - Demolition Permit, Rezoning from SR-C1 & SR-C3 to TR-U2, Conditional Use, and Certified Survey Map Referral - Demolish two single-family residences and a two-family residence to construct three-story, 138-unit apartment building on one lot

## ANNOUNCEMENTS

Ledell Zellers thanks Kathleen Spencer for her six years of service to the Plan Commission. Kathleen's last meeting as a member of the Commission was April 8, 2024.

Ald. Figueroa Cole thanked everyone for their assistance and collegiality during her tenure on the Plan Commission on the occasion of her last meeting on the Commission after being elected Common Council President. Members thanked her for her contributions to the Commission.

## ADJOURNMENT

**A motion was made by Field, seconded by Figueroa Cole, to Adjourn at 7:08 p.m. The motion passed by voice vote/other.**

## REGISTRATIONS

[81428](#)

Registrants for 2024 Plan Commission Meetings