



# 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, August 26, 2024

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

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

**Present:** 10 - John P. Guequierre; John W. Duncan; Derek Field; Ledell Zellers; Christopher T. McCahill; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck; Sara R. Sanders and Anjali Bhasin

**Excused:** 1 - Bob Soldner

Staff Present: Plan Commission Secretary Meagan Tuttle, Breana Collins, Bill Fruhling, Brian Grady, Urvashi Martin, Dan McAuliffe, Angela Puerta, Colin Punt, Planning Division; Zoning Administrator Katie Bannon; Jim O'Keefe, Linette Rhodes, Community Development Division; Renee Callaway, Traffic Engineering Division; Eric Knepp, Parks Division

Alders also present: Verveer (4), Rummel (6), Figueroa-Cole (10), Madison (17), Harrington-McKinney (20)

### PUBLIC COMMENT

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

One resident provided public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Chair Zellers welcomed new Planning Division Director Meagan Tuttle.

### MINUTES OF THE JULY 11, 2024 SPECIAL MEETING

Alders Duncan and Field abstained.

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

### MINUTES OF THE JULY 29, 2024 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:  
 - September 9, 23 and October 7, 21, 2024

**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. [84612](#) Authorizing the City’s execution of a Maintenance Agreement with Common Wealth Development, Inc. for the use of the E. Main Street right-of-way with two existing patios and associated patio improvements to support two outdoor cafés adjacent to the property located at 931 E. Main Street, as well as the City’s acceptance of ownership of said improvements in exchange for the perpetual maintenance of them by Common Wealth Development. (District 6)  
  
**A motion was made by Solheim, seconded by Field, 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. [84643](#) Approving housing recommendations that serve to strengthen efforts to expand rental, homeowner and student developments, prepared by the Housing Strategy Committee (Citywide).  
  
 On a motion by Field, seconded by Guequierre, the Plan Commission voted to return the item to Housing Strategy Committee with the following addition:  
  
 That staff explore tools to curb the net loss of dwelling units in cases of new single family development or replacement with accompanying land combinations.  
  
**A motion was made by Field, seconded by Guequierre, to Return to Lead with the Recommendation for Approval to the HOUSING STRATEGY COMMITTEE. The motion passed by voice vote/other.**

**PUBLIC HEARINGS**

**Zoning Text Amendments**

- 4. [84329](#) Amending Section 28.045 of the Madison General Ordinances to change minimum dimensional requirements in the TR-C4 District  
  
 On a motion by Solheim, seconded by Field, the Plan Commission recommended to the Common Council to adopt the zoning text amendment. The motion passed by voice vote/other.  
  
**A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- 5. [84626](#) Amending Section 28.071(2)(a)2. of the Madison General Ordinances related

to Downtown Height Requirements to allow affordable student housing to exceed the maximum number of stories. (District 2, District 4, District 6)

On a motion by Solheim, seconded by Field, the Plan Commission recommended to the Common Council to adopt the zoning text amendment. The motion passed by voice vote/other.

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

**Development-Related Requests**

- 6. [83951](#) 2928 Barlow Street (District 5): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Solheim, seconded by Field, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.

**A motion was made by Solheim, seconded by Field, to Approve. The motion passed by voice vote/other.**
- 7. [84445](#) 301/ 303 Potter Street (District 13): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Solheim, seconded by Field, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.

**A motion was made by Solheim, seconded by Field, to Approve. The motion passed by voice vote/other.**
- 8. [84446](#) 3533 Lucia Crest (District 5): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Solheim, seconded by Field, the Plan Commission found the standards met and approved the demolition permit. The motion passed by voice vote/other.

**A motion was made by Solheim, seconded by Field, to Approve. The motion passed by voice vote/other.**
- 9. [84448](#) 5209 Femrite Drive (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District to allow an animal boarding tenant in an existing multi-tenant building located at 5201-5265 Femrite.

On a motion by Solheim, seconded by Field, the Plan Commission found the standards met and approved the conditional use. The motion passed by voice vote/other.

**A motion was made by Solheim, seconded by Field, to Approve. The motion passed by voice vote/other.**
- 10. [84605](#) Creating Section 28.022-00684 of the Madison General Ordinances to change the zoning of property located at 204 Price Place from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban 2) District. (District 11)

On a motion by Solheim, seconded by Field, the Plan Commission found the standards met and recommended to Council to adopt the zoning map amendment. The motion passed by voice vote/other.

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

Note: Items 11 and 12 are related and were considered as one public hearing.

- 11. [78634](#) 139 W Wilson Street (District 4): Consideration of a demolition permit to demolish a four-story apartment building  
 On a motion by Solheim, seconded by Field, the Plan Commission re-referred the demolition permit to a future Plan Commission meeting concurrent with the associated conditional use request, at the request of the applicant. The motion passed by voice vote/other.  
**A motion was made by Solheim, seconded by Field, to Re-refer to the PLAN COMMISSION. The motion passed by voice vote/other.**

- 12. [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 Solheim, seconded by Field, the Plan Commission re-referred the conditional use to a future Urban Design Commission meeting to address additional design modifications, at the request of the applicant. The motion passed by voice vote/other.  
**A motion was made by Solheim, seconded by Field, to Re-refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.**

Note: Items 13 and 14 are related and were considered as one public hearing.

- 13. [84449](#) 2001 Londonderry Drive (District 18): Consideration of a demolition permit to demolish a financial institution.  
 On a motion by Solheim, seconded by Field, the Plan Commission voted to refer the demolition permit to the September 9, 2024, Plan Commission meeting. The motion 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 9/9/2024. The motion passed by voice vote/other.**

- 14. [84450](#) 2001 Londonderry Drive (District 18): Consideration of a conditional use in the CC-T (Commercial-Corridor Transitional) District for a multi-family dwelling with greater than thirty-six (36) units to construct a four-story apartment building with 105 units.  
 On a motion by Solheim, seconded by Field, the Plan Commission voted to refer the conditional use to the September 9, 2024, Plan Commission meeting. The motion 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 9/9/2024. The motion passed by voice vote/other.**

**Northeast Area Plan**

Note: Items 15 and 16 are related and will be considered as one public hearing.

- 15. [84379](#) Adopting the Northeast Area Plan, adopting an amendment to the Comprehensive Plan and archiving underlying plans.

On a motion by Solheim, seconded by Mendez, the Plan Commission voted to forward the Northeast Area Plan to the Common Council with a recommendation to adopt the resolution subject to the recommendations from reviewing boards, committees, and commissions and staff recommendations found in the staff Plan memo and the following alteration:

- That it be noted in the plan text to preserve the opportunity to extend and connect Nakoosa Trail through Sycamore Park in the future.

The motion passed by voice vote/other.

Prior to the successful motion, on a motion by Field, seconded by Duncan, the Plan Commission voted to forward the Northeast Area Plan to Council with a recommendation to adopt the resolution subject to the recommendations from reviewing boards, committees, and commissions and staff recommendations found in the staff Plan memo and the following alteration:

- That the extension of Nakoosa Trail through Sycamore Park be removed from the plan.

The motion failed on a 3-4 roll call vote:  
Ayes - Field, Guequierre, Duncan  
Noes - Mendez, McCahill, Solheim, Heck  
Non-voting - Zellers

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

16. [84382](#)

Adopting an amendment to the Comprehensive Plan related to the Northeast Area Plan.

On a motion by Solheim, seconded by Mendez, the Plan Commission voted to forward the Northeast Area Plan to the Common Council with a recommendation to adopt the ordinance subject to the recommendations from reviewing boards, committees, and commissions and staff recommendations found in the staff Plan memo and the following alteration:

- That it be noted in the plan text to preserve the opportunity to extend and connect Nakoosa Trail through Sycamore Park in the future.

The motion passed by voice vote/other.

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

**West Area Plan**

Note: Items 17 and 18 are related and were considered as one public hearing.

17. [84377](#)

Adopting the West Area Plan, adopting an amendment to the Comprehensive Plan and archiving underlying plans.

On a motion by Solheim, seconded by Guequierre, the Plan Commission voted to forward the West Area Plan to the Common Council with a recommendation to adopt the resolution subject to the recommendations from the reviewing boards, committees, and commissions and staff recommendations found in the staff Plan memo. The motion passed by voice vote/other.

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

18. [84383](#) Adopting an amendment to the Comprehensive Plan related to the West Area Plan.

On a motion by Solheim, seconded by Mendez, the Plan Commission voted to forward the West Area Plan to the Common Council with a recommendation to adopt the ordinance subject to the recommendations from the reviewing boards, committees, and commissions and staff recommendations found in the staff Plan memo. The motion passed by voice vote/other.

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

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Secretary Meagan Tuttle provided an overview of recent Common Council actions and upcoming matters on future Plan Commission agendas.

**- Recent Common Council Actions**

- 1430-1436 Monroe Street - Amended PD(GDP-SIP) to construct a new three-story, 536,000 gross square-foot indoor athletic training facility and 350-stall parking garage adjacent to Camp Randall Stadium - Approved on August 6, 2024 subject to Plan Commission recommendation
- 603 S Whitney Way - Amended PD(GDP-SIP) to construct four-story mixed-use building containing 2,450 square feet of commercial space and 167 apartments - Approved on August 6, 2024 subject to Plan Commission recommendation
- 4538-4610 E Broadway - Rezoning from IL to SE and Certified Survey Map to create two lots in SE zoning and an outlot for a future public street - Approved on August 6, 2024 subject to Plan Commission recommendation
- 3535-3553 University Avenue Rezoning from PD to CC-T to construct a five-story mixed-use building - Approved on August 6, 2024 subject to Plan Commission recommendation
- Zoning Text Amendment - Amend MGO Sections 28.071(3)(a)1 and 28.074(6) related to parking to prohibit surface parking in the Downtown Core (DC) District - Approved on August 6, 2024 subject to Plan Commission recommendation

**- Upcoming Matters – September 9, 2024**

- ID 83269 - 709-711 E Johnson Street - Conditional Use - Approve an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID 84492 & 84624 - 1202 S Park Street - Conditional Use and Certified Survey Map - Construct five-story mixed-use building on one lot in Urban Design Dist. 7
- ID 84451 & 84452 - 223-225 W Gilman Street - Demolition Permit and Conditional Use - Demolish residential building to construct addition to Rohr Chabad House
- ID 84619 & 84629 - 905 Huxley Street - Rezoning from TR-U2 to RMX and Preliminary Plat and Final Plat of Huxley Yards Subdivision, creating two residential lots, including one to be developed with a five-story, 50-unit apartment building with detached garages
- ID 84607 & 84010 - 4303 Portage Road - Rezoning from Temp TR-U1 to [Permanent] TR-U1 and Conditional Use - Construct three-story apartment building containing 65-units
- ID 84686 - 1018-1034 Walsh Road - Conditional Use to add "nightclub" use to outdoorrecreation with incidental alcohol sales to allow live music at private dog park
- ID 84687 - 504 E Lakeview Avenue - Demolition Permit - Demolish single-family residence
- ID 84811 - 4602 & 4698 Eastpark Blvd. - Conditional Use - Construct 120,000 square-foot addition to UW Health East Madison Hospital
- ID 84819 - 208 E Olin Avenue - Conditional Use - Convert space in multi-tenant office building into public school tenant

**- Upcoming Matters – September 23, 2024**

- ID TBD & 84689 - 702-750 University Row and 5119 Silvertree Run - Amended PD(GDP-SIP) and Certified Survey Map - Amend University Crossing General Development Plan and approve Specific Implementation Plan to construct four-story, 189,000 sq. ft. addition to existing medical clinic and detached four-story, 790-stall parking garage and re-divide 3 lots into 2 lots by CSM
- ID 84688 - 10 Odana Court - Conditional Use - Convert office building into limited production and processing facility with general retail, coffee house, and outdoor eating area
- ID 84821 & TBD - 2248-2256 Roth Street - Demolition Permit and Rezoning from TR-C2 to PR - Demolish single-family residence in Tilton Park
- ID 84822 & TBD - 346 E Lakeside Street - Demolition Permit and Rezoning from TR-C2 to PR - Demolish single-family residence in Olin-Turville Park
- ID 84823 - 1 Dempsey Road - Conditional Use - Convert space in multi-tenant commercial building into payday loan business
- ID 84824 - 310-322 E Washington Avenue - PD(SIP) Alteration - Revise plans for mixed-use building to reduce off-street parking from 63 stalls to 10 and remove balconies from apartments
- ID 84825 - 2121 Jefferson Street and 1007 Edgewood Avenue - Demolition Permit - Demolish two single-family residences
- ID 84826 - 3020 Waunona Way - Conditional Use - Construct addition to a single-family residence on a lakefront parcel
- ID 84827 - 5048 Thorson Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Sun Prairie
- Updates concerning the City budget process by Mayor's office staff and TDM Ordinance by Transportation Department staff

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Field, seconded by Solheim, to Adjourn at 8:25. The motion passed by voice vote/other.**

**REGISTRATIONS**

[81428](#)

Registrants for 2024 Plan Commission Meetings