



# 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, September 9, 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

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

**Present:** 11 - 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; Anjali Bhasin and Bob Soldner

Alders also Present: Latimer Burris (12), Harrington-McKinney (20)

Staff Present: Meagan Tuttle, Secretary; Kevin Firchow & Colin Punt, Planning Division

### PUBLIC COMMENT

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

There was no public comment

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Commissioner Solheim recused herself from items 13-14 as she had worked with the applicant in a professional capacity to obtain a grant for the proposed building.

Commissioner Sanders noted she had contracted the applicant for item 4 in the past, but that it will not affect her ability to consider the item with impartiality.

### MINUTES OF THE AUGUST 26, 2024 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

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

Special Meeting: Thursday, November 7, 2024 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

**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. [84451](#) 225 W Gilman Street (District 2): Consideration of a demolition permit to demolish a three-family dwelling.

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

**A motion was made by Guequierre, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
3. [84686](#) 1018-1034 Walsh Road (District 3): Consideration of a conditional use in the Industrial-Limited (IL) District for a nightclub to allow live music at a private dog park with incidental alcohol sales.

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

**A motion was made by Guequierre, seconded by Mendez, to Approve. The motion passed by voice vote/other.**
4. [84687](#) 504 E Lakeview Avenue (District 15): Consideration of a demolition permit to demolish a single-family residence.

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

**A motion was made by Guequierre, seconded by Mendez, to Approve. The motion passed by voice vote/other.**
5. [84811](#) 4602 and 4698 Eastpark Boulevard (District 17): Consideration of a major alteration to an approved conditional use in the Suburban Employment Center (SEC) District for a hospital to allow construction of a 120,000 square-foot addition to UW Health East Madison Hospital.

On a motion by Guequierre, seconded by Mendez, the Plan Commission found the standards met and approved the major alteration to the conditional use. The motion passed by voice vote/other.

**A motion was made by Guequierre, seconded by Mendez, to Approve. The motion passed by voice vote/other.**
6. [84819](#) 208 E Olin Avenue (District 14): Consideration of a conditional use in the Suburban Employment (SE) District to allow a public school tenant in an existing multi-tenant commercial building.

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

**A motion was made by Guequierre, seconded by Mendez, to Approve. The**

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

Note: Items 7 and 8 are related and should be referred to September 23, 2024 at the request of the applicant.

- 7. [84449](#) 2001 Londonderry Drive (District 18): Consideration of a demolition permit to demolish a financial institution.

On a motion by Guequierre, seconded by Mendez, the Plan Commission referred the item to September 23 at the request of the applicant. The motion passed by voice vote/other.

**A motion was made by Guequierre, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 9/23/2024. The motion passed by voice vote/other.**

- 8. [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 Guequierre, seconded by Mendez, the Plan Commission referred the item to September 23 at the request of the applicant. The motion passed by voice vote/other.

**A motion was made by Guequierre, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 9/23/2024. The motion passed by voice vote/other.**

Note: Items 9 and 10 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

- 9. [84492](#) 1202 S Park Street (District 13): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a mixed-use building in which less than 50% of the ground-floor frontage facing the primary street is non-residential to allow construction of a five-story mixed-use building containing approximately 750 square feet of commercial space and 44 dwelling units.

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

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

- 10. [84624](#) Approving a Certified Survey Map of property owned by the City of Madison located at 1202 S Park Street (District 13).

On a motion by Guequierre, seconded by Mendez, the Plan Commission found the standards met and forwarded the CSM to Common Council with a recommendation to adopt. The motion passed by voice vote/other.

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

Note: Items 11 and 12 are related and should be referred to October 7, 2024 at the request of the applicant and staff.

- 11. [84607](#) Creating Section 28.022-00685 of the Madison General Ordinances to change

the zoning of property located at 4303 Portage Road from Temporary TR-U1 (Traditional Residential-Urban 1) District to TR-U1 (Traditional Residential-Urban 1) District. (District 17)

On a motion by Guequierre, seconded by Mendez, the Plan Commission recommended to Common Council to refer the request to the October 7 Plan Commission meeting (October 29 Common Council) at the request of the applicant. The motion passed by voice vote/other.

**A motion was made by Guequierre, seconded by Mendez, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 10/7/2024. The motion passed by voice vote/other.**

- 12. [84010](#) 4303 Portage Road (District 17): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a three-story, 65-unit apartment building.

On a motion by Guequierre, seconded by Mendez, the Plan Commission referred the item to the October 7 Plan Commission meeting. The motion passed by voice vote/other.

**A motion was made by Guequierre, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 10/7/2024. The motion passed by voice vote/other.**

Note: Items 13 and 14 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

- 13. [84619](#) Creating Section 28.022-00686 of the Madison General Ordinances to change the zoning of property located at 905 Huxley Street from TR-U2 (Traditional Residential-Urban 2) District to RMX (Regional Mixed-Use) District. (District 12)

On a motion by Guequierre, seconded by Field, the Plan Commission found the standards met and forwarded the zoning map amendment to Common Council with a recommendation to adopt. The motion passed by voice vote/other.

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

- 14. [84629](#) Approving the preliminary plat and final plat of *Huxley Yards* on property addressed as 905 Huxley Street (District 12).

On a motion by Guequierre, seconded by Mendez, the Plan Commission found the standards met and forwarded the preliminary and final plat to Common Council with a recommendation to adopt. The motion passed by voice vote/other.

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

Note: Item 15 should be referred to a future meeting (no specific date) at the request of the applicant.

- 15. [83269](#) 709-711 E Johnson Street (District 6): Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for an outdoor eating area for a restaurant-tavern tenant in a mixed-use building.

On a motion by Guequierre, seconded by Mendez, the Plan Commission referred the item to a future Plan Commission meeting. The motion passed by voice vote/other.

**A motion was made by Guequierre, seconded by Mendez, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Secretary Tuttle provided an update to Plan Commission regarding recent Council actions and outlined upcoming matters coming before the Commission.

### - Upcoming Matters – September 23, 2024

- Presentation on the 2025 City Budget
- ID 84038 - Southeast Area Plan Authorization
- ID 84045 - Southwest Area Plan Authorization
- ID TBD - Amendments to MGO Section 16.03, Transportation Demand Management
- ID 85055 & 84689 - 702-750 University Row and 5119 Silvertree Run - Amended PD(GDP-SIP) and Certified Survey Map Referral - 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 85056 & 84821 - 2248-2256 Roth Street - Demolition Permit and Rezoning from TR-C4 to PR - Demolish single-family residence in Tilton Park
- ID 346 E Lakeside Street - 84822 & 85057 - Demolition Permit and Rezoning from TR-C2 to PR - Demolish single-family residence in Olin-Turville Park
- ID 84823 - 1 Dempsey Road - Conditional Use for a payday loan business
- ID 84824 - 310-322 E Washington Ave - 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

### - Upcoming Matters – October 7, 2024

- ID 84828 - 6910 Seybold Road - Conditional Use - Construct mixed-use building containing 3,500 sq. ft. of commercial space and two (2) apartments in Urban Design Dist. 2
- ID 84994 - 3450-3614 Milwaukee Street - Final Plat of Starkweather Plat, creating 13 lots for future multi-family residential and mixed-use development and 4 outlots for public uses, and 5 outlots for private uses
- ID 84995 - 702 W Olin Avenue - Conditional Use - Request to exceed 1,000 square-foot area limit on accessory buildings on a residential parcel to allow construction of second accessory building
- ID 84996 - 1902 S Stoughton Road - Conditional Use - Convert retail building into a single-family residence

## ANNOUNCEMENTS

Secretary Meagan Tuttle announced that Chair Zellers was retiring from the Plan Commission and that this would be her final Plan Commission meeting. Secretary Tuttle and several commissioners thanked Chair Zellers for her service.

## ADJOURNMENT

A motion was made by Solheim, seconded by Field, to Adjourn at 6:39 p.m.  
The motion passed by voice vote/other.

[81428](#)

Registrants for 2024 Plan Commission Meetings