



# 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 17, 2025

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:** 10 - John P. Guequierre; John W. Duncan; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Nicole A. Solheim; Patrick W. Heck; Darrin S. Wasniewski and Bob Soldner

**Excused:** 2 - Arnold (Gabe) Mendez and Anjali Bhasin

Emily Gnam was chair for this meeting.

Bob Soldner arrived around 5:40 p.m. following approval of the February 3 minutes and consideration of the consent agenda.

Staff Present: Meagan Tuttle, Kevin Firchow, Heather Bailey, and Tim Parks, Planning Division; Katie Bannon, Zoning Administrator; Terrell Nash and Dan Rolfs, Office of Real Estate Services; and Kate Smith, Assistant City Attorney.

Also Present: Ald. Marsha Rummel, Dist. 6, Ald. Yannette Figueroa Cole, Dist. 10, and Ald. Tag Evers, Dist. 13.

### PUBLIC COMMENT

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

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

### MINUTES OF THE FEBRUARY 3, 2025 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:  
- Mondays, March 3, 17 and April 7, 28, 2025 at 5:30 p.m. (Virtual)

**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****Tax Incremental Financing Districts**

2. [86995](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #36 (Capitol Gateway), City of Madison (District 6, District 12).  
**A motion was made by Guequierre, seconded by Field, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**
3. [86996](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #44 (Royster Clark), City of Madison. (District 3, District 15)  
**A motion was made by Field, seconded by Duncan, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**
4. [87014](#) Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #46 (Research Park), City of Madison. (District 11, District 19)  
**A motion was made by Guequierre, seconded by Field, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**
5. [87015](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #51 (South Madison), City of Madison. (District 14)  
**A motion was made by Guequierre, seconded by Field, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**

**Development-Related Requests**

6. [86523](#) 3915 Lien Road (District 3): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District and Transit-Oriented Development (TOD) Overlay District for a drive-through window to allow construction a coffee shop with drive-through window.  
  
On a motion by Ald. Duncan, seconded by Ald. Guequierre, the Plan Commission referred the conditional use request to March 3, 2025 pending review by the Urban Design Commission. The motion to refer passed by voice vote/ other.  
  
**A motion was made by Duncan, seconded by Guequierre, to Refer to the PLAN COMMISSION and should be returned by 3/3/2025. The motion passed by voice vote/other.**

7. [86729](#) 2530 Dahle Street (District 12): Consideration of a demolition permit to demolish a single-family residence.
- On a motion by Ald. Duncan, seconded by Ald. Guequierre, 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 Duncan, seconded by Guequierre, to Approve. The motion passed by voice vote/other.**
8. [86730](#) 6111 Femrite Drive (District 16): Consideration of a demolition permit to demolish a two-family residence.
- On a motion by Ald. Duncan, seconded by Ald. Guequierre, 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 Duncan, seconded by Guequierre, to Approve. The motion passed by voice vote/other.**
9. [86731](#) 6213 Countryside Lane (District 19): Consideration of a demolition permit to demolish a single-family residence.
- On a motion by Ald. Duncan, seconded by Ald. Guequierre, 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 Duncan, seconded by Guequierre, to Approve. The motion passed by voice vote/other.**

Note: Items 10 and 11 are related and were considered as one public hearing.

10. [86737](#) Approving the revised preliminary plat of *Hill Valley* on property addressed as 940-1050 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail (District 1).
- On a motion by Ald. Duncan, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the revised preliminary plat 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 Duncan, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**
11. [86738](#) Approving the final plat of *Hill Valley* on portions of the properties addressed as 1050 S High Point Road and 1051 S Pleasant View Road (District 1).
- On a motion by Ald. Duncan, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the final plat 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 Duncan, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

### Zoning Text Amendments

12. [86649](#) SUBSTITUTE: Repealing and recreating Section 28.185 and creating Section 41.28 of the Madison General Ordinances related to demolition of buildings to update the approval processes.
- On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission recommended approval of the Substitute Ordinance (Version 2) to the Common Council. The motion to recommend approval passed by voice vote/ other.
- A motion was made by Solheim, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
13. [86650](#) Amending Sections in Chapter 28 of the Madison General Ordinances related to single-family homes, accessory dwelling units, and small residential infill projects.
- On a motion by Ald. Guequierre, seconded by Ald. Duncan, the Plan Commission recommended approval of the zoning text amendment ordinance to the Common Council with the following amendment:
- On a motion by Wasniewski, seconded by Ald. Guequierre, that the maximum allowable height for Accessory Dwelling Units (ADUs) be increased from 25 to 30 feet. The motion to amend passed by voice vote/other.
- The recommendation to approve the ordinance as amended passed by voice vote/ other.
- A motion was made by Guequierre, seconded by Duncan, to RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

### BUSINESS BY MEMBERS

There was no business by members.

### SECRETARY'S REPORT

Meagan Tuttle summarized recent Common Council actions and upcoming Plan Commission matters for the Commission.

Assistant City Attorney Kate Smith provided background related to the floodplain-related ordinance changes scheduled for the March 3 meeting.

#### - Recent Common Council Actions

- ID 86656 - Accepting the report titled "2025 Progress Update - City of Madison Comprehensive Plan" - Adopted subject to the Plan Commission recommendation on February 11, 2025

#### - Upcoming Matters – March 3, 2025

- ID 86824 - Amending the Report of the Lamp House Block Ad Hoc Plan Committee
- ID 86728 - 623 N Lake Street - Conditional Use - Re-approve mixed-use building (fraternity and apartments) as 22-unit apartment building and lodging house
- ID 86732 86990 & 86733 - 77 Sirloin Strip - Demolition Permit, Rezoning from TR-V2 to TR-U1, and Conditional Use - Demolish restaurant-tavern to construct a six-story, 74-unit apartment building
- ID 86734 & 86991 - 922-926 N Fair Oaks Avenue - Demolition Permit and Rezoning from TR-C1 to CC-T
- Demolish two single-family residences and rezone for future multi-family redevelopment
- ID 86735 & 86992 - 3222-3238 E Washington Avenue and 3229 Ridgeway Avenue - Demolition Permit and Rezoning from TR-C1 and TR-C4 to TR-U2 - Demolish three single-family residences and rezone for future multi-family/ mixed-use redevelopment

- ID 86993 & 86736 - 6303 Portage Road & 4821 Hoepker Road - Rezoning from Temp. A to TR-P and A and Preliminary Plat of LEO Living, creating two lots in TR-P for future residential development and two lots/outlots in A zoning for future development
- ID 86804 - Zoning Text Amendment - Creating Chapter 21 of the Madison General Ordinances related to Zoning Floodplain Regulations and Maps
- ID 86807 - Zoning Text Amendment - Amending various sections within MGO Chapter 28 (Zoning Code) to remove floodplain references
- ID 86989 - 321 Russell Street - Rezoning from PD to TSS to correct a zoning map error
- ID 86857 - 1240 Sherman Avenue - Conditional Use - Demolish and reconstruct detached garage and construct additional accessory building on a lakefront parcel
- ID 86860 - Adjacent to 3111 Burke Road - Extraterritorial Certified Survey Map to create one lot in the Town of Sun Prairie

#### **- Upcoming Matters – March 17, 2025**

- ID 87140 & 87141 - 6702 Odana Road - Demolition Permit and Conditional Use - Demolish bank to construct a four-story mixed-use building with 1,973 square feet of commercial space and 60 apartments
- ID 87142 - 210 Bernard Court - Demolition Permit - Demolish three-family residence
- ID 87143 - 406 N Frances Street - Conditional Use to allow a nightclub in an existing commercial building
- ID 87144 - 1025 N Sherman Avenue - Conditional Use to convert a restaurant-tavern into a restaurant-nightclub

#### **ANNOUNCEMENTS**

There were no announcements.

#### **ADJOURNMENT**

**A motion was made by Solheim, seconded by Heck, to Adjourn 8:40pm. The motion passed by voice vote/other.**

#### **REGISTRATIONS**

[86598](#)

Registrants for 2025 Plan Commission Meetings