



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.

Monday, December 2, 2024

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 11 - John P. Guequierre; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck; Anjali Bhasin; Darrin S. Wasniewski and Bob Soldner

Excused: 1 - John W. Duncan

Emily Gnam was chair for this meeting.

Staff Present: Meagan Tuttle, Jeff Greger, Chris Wells, and Tim Parks, Planning Division; Dan Johns and Dan Rolfs, Office of Real Estate Services; and Bryan Cooper, Jon Evans, and Laura Amundson, City Engineering Division.

Also Present: Ald. Mike Verveer, Dist. 4., Ald. Marsha Rummel, Dist. 6 and Ald. Sabrina Madison, Dist 17.

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 Plan Commission.

MINUTES OF THE NOVEMBER 18, 2024 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, December 16, 2024 and January 13, 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**Development-Related Requests**

2. [85651](#) 8102 Wellness Way/ 8198 McKee Road (District 7): Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for the establishment, improvement, or modification of a primary use occurring outside of an enclosed building, to allow installation of various landscaping and gardening improvements and accessory structures associated with an existing hospital (UnityPoint Health-Meriter Child and Adolescent Psychiatry Facility).

On a motion by Solheim, seconded by Mendez, the Plan Commission found that the standards were met and approved the conditional use request 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 Mendez, to Approve. The motion passed by voice vote/other.
3. [85652](#) 2150 Marty Road (District 1): Consideration of a conditional use in the Traditional Residential-Planned District (TR-P) District for a residential building complex, and consideration of a conditional use in the TR-P District for outdoor recreation, to allow construction of a residential building complex on Lot 218 of approved *Midpoint Meadows* subdivision containing 228 apartments in six buildings with a clubhouse and outdoor pool.

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 the comments and conditions contained in the Plan Commission materials, including the conditions recommended by the Urban Design Commission. 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.
4. [85828](#) 3709 Kinsman Boulevard (District 12): Consideration of a demolition permit to demolish a commercial building.

On a motion by Solheim, 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 Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.
5. [85830](#) 814-826 North Avenue (District 14): Consideration of a demolition permit to demolish a commercial building.

On a motion by Solheim, 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 Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.

6. [85831](#)

1810 S Park Street (District 14): Consideration of a demolition permit to demolish a commercial building.

On a motion by Solheim, 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 Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.

7. [85832](#)

1901-1915 S Park Street (District 14): Consideration of a demolition permit to demolish a commercial building.

On a motion by Solheim, 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 Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.

Note: Items 8-10 are related and were considered as one public hearing.

8. [86025](#)

4303 Portage Road (District 17): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Solheim, 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 Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.

9. [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 Solheim, seconded by Mendez, 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 Mendez, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

10. [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 Solheim, seconded by Mendez, the Plan Commission found that the standards were met and approved the conditional use request 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 Mendez, to Approve. The motion passed by voice vote/other.

Note: Items 11-13 are related and were considered as one public hearing.

11. [85416](#) 418, 420, 422, 426, 430, 432, 436, 440, and 444 W Washington Avenue and 413 and 417 W Mifflin Street (District 4): Consideration of a demolition permit to demolish three (3) single-family residences, four (4) two-family residences, three (3) three-family apartment buildings, and one four-unit apartment building.
- On a motion by Solheim, seconded by Ald. Field, 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.
- In approving the demolition permit, in regards to standard 4 and the report of the Landmarks Commission, members of the Plan Commission cited that they felt that the proposed lobby area display which would tell the history of Edward Schildhauer did sufficiently address that standard.
- A motion was made by Solheim, seconded by Field, to Approve. The motion passed by voice vote/other.**
12. [85418](#) 416-446 W Washington Avenue and 413-417 W Mifflin Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units; and consideration of a conditional use for two stories of additional building height as allowed in MGO Section 28.071(2)(b), all to allow construction of a six-story, 162-unit apartment building.
- On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials and the following condition:
- Prior to final sign off and the issuance of permits, the applicant shall submit a management plan on the form provided by the Zoning Administrator. The management plan shall be approved by the Planning Division Director and Zoning Administrator (or their designees) prior to final approval.
- The motion to approve passed by voice vote/ other.
- A motion was made by Guequierre, seconded by Field, to Approve. The motion passed by voice vote/other.**
13. [85420](#) Approving a Certified Survey Map of property owned by CRG Acquisition, LLC located at 416-446 W Washington Avenue and 413-417 W Mifflin Street (District 4).
- On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map 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 RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 14 and 15 are related and were considered as one public hearing.

14. [85814](#) Creating Section 28.022-00696 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to TR-P (Traditional Residential-Planned) District and creating Section 28.022-00697 of the Madison General

Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District and creating Section 28.022-00699 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to CC-T (Commercial Corridor-Transitional) District . (District 1)

The Plan Commission divided Ordinance ID 85814 into two questions.

On a motion by Solheim, seconded by Mendez, the Plan Commission found the standards met and recommended approval of Section 28.022-00696 (rezoning to TR-P (Traditional Residential-Planned) District), Section 28.022-00697 (rezoning to TR-U1 (Traditional Residential-Urban 1) District), and Section 28.022-00699 (rezoning to CC-T (Commercial Corridor-Transitional) District) of the zoning map amendment to the Common Council. The motion to recommend approval of those three map amendment sections passed by voice vote/ other.

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards for approval were not met and recommended to the Common Council that Section 28.022-00698 (rezoning to NMX (Neighborhood Mixed Use) District) of the zoning map amendment be placed on file without prejudice. The motion to recommend that the map amendment section be placed on file without prejudice passed by voice vote/ other.

A motion was made by Solheim, seconded by Mendez, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

15. [85415](#)

Approving the preliminary plat of the *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 Solheim, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the 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 Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 16 and 17 are related and were considered as one public hearing.

16. [85829](#)

810 and 818 W Badger Road (District 14): Consideration of a demolition permit to demolish two commercial buildings.

On a motion by Solheim, 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 Solheim, seconded by Mendez, to Approve. The motion passed by voice vote/other.

17. [85815](#)

Creating Section 28.022-00700 of the Madison General Ordinances to change the zoning of property located at 802-818 West Badger Road and 825 Hughes Place from SR-V1 (Suburban Residential- Varied 1) and CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District. (District 14)

On a motion by Solheim, seconded by Mendez, 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 Mendez, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Note: Items 18 and 19 are related and were considered as one public hearing.

18. [85816](#) Creating Section 28.022-00701 of the Madison General Ordinances to change the zoning of property located at 6701 McKee Road and 6702 Mader Drive from PD(GDP) (Planned Development-General Development Plan) District to PD (SIP) (Planned Development-Specific Implementation Plan) District. (District 7)

On a motion by Solheim, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the Specific Implementation Plan 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 Mendez, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

19. [85654](#) Approving a Certified Survey Map of property owned by Mad Grove, LLC located at 6702 Mader Drive/ 6701 McKee Road (District 7).

On a motion by Solheim, seconded by Mendez, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/other.

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.

Urban Design Commission Ordinance Amendment

20. [82973](#) Repealing and Recreating Section 33.24 of the Madison General Ordinances related to the Urban Design Commission to implement Phase 1 of planned multi-phase revisions to the UDC ordinance.

On a motion by Solheim, seconded by Mendez, the Plan Commission recommended re-referral of the ordinance amendment to May 12, 2025 (May 20, 2025 Common Council meeting) at the request of staff and pending a recommendation by the Urban Design Commission. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Solheim, seconded by Mendez, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 5/12/2025. 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.

- Upcoming Matters – December 16, 2024

- ID 85834 - 4845 Tradewinds Parkway - Conditional Use - Construct indoor recreation facility
- ID 86023 - 1917 Moorland Road - Demolition Permit - Demolish single-family residence
- ID 86024 - 2809 Royal Avenue - Conditional Use - Construct private parking facility for veterinary hospital located in the City of Monona

- Upcoming Matters – January 13, 2025

- ID TBD - 709 Northport Drive - Rezoning from SR-C1 to TR-U1 for future multi-building residential and institutional development
- ID 86288 - Zoning Text Amendment - Amending Section 28.022(3)(a) of the Zoning Code to facilitate the incorporation of additional floodplain maps

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Sanders, seconded by Solheim, to Adjourn at 7:52 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