



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 16, 2024

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

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

Present: 8 - John P. Guequierre; John W. Duncan; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Arnold (Gabe) Mendez; Nicole A. Solheim and Anjali Bhasin

Excused: 4 - Derek Field; Patrick W. Heck; Darrin S. Wasniewski and Bob Soldner

Emily Gnam was chair for this meeting.

Anjali Bhasin arrived at 5:35 p.m. during the reading of the consent agenda.

Staff Present: Meagan Tuttle and Tim Parks, Planning Division

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 DECEMBER 2, 2024 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, January 13 and February 3, 17, 2025 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, February 13, 2025 at 5:00 p.m. (Room 215, Madison Municipal Building; 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. [85834](#) 4845 Tradewinds Parkway (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District for indoor recreation, consideration of a conditional use in the IL District for outdoor recreation, and consideration of a conditional use in the IL District for a restaurant-tavern, all to allow construction of an indoor recreation facility with outdoor recreation and an accessory restaurant-tavern.

On a motion by Ald. Duncan, seconded by Solheim, 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 Duncan, seconded by Solheim, to Approve. The motion passed by voice vote/other.
3. [86023](#) 1917 Moorland Road (District 14): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Ald. Duncan, seconded by Solheim, 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 Solheim, to Approve. The motion passed by voice vote/other.
4. [86024](#) 2809 Royal Avenue (District 14): Consideration of a conditional use in the Suburban Employment (SE) District for a private parking facility.

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

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Meagan Tuttle reminded members to complete their Statement of Interest forms, summarized recent Common Council actions, and noted upcoming matters scheduled for the January 13, 2025 meeting.

- Annual Statement of Interest Forms

** Note: The Plan Commission is asked to file their annual Statement of Interest form with the City Clerk's Office. The forms are due on January 7, 2025. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Recent Common Council Actions

- ID 85247 & 85000 - 2430-2450 E Washington Avenue and 10-16 N Seventh Street - Rezoning from TR-C4 to TSS and Certified Survey Map Referral for future mixed-use building - Adopted on November 26, 2024 subject to the Plan Commission's recommendation
- ID 85465 & 85193 - 619-699 W Mifflin Street - Rezoning from PD to UMX and Certified Survey Map Referral for future apartment building - Adopted on November 26, 2024 subject to the Plan Commission's recommendation
- ID 85464 - 933 S Holt Circle - Amended PD(GDP-SIP) to allow family daycare in single-family residence - Adopted on November 26, 2024 subject to the Plan Commission's recommendation
- ID 84607 - 4303 Portage Road - Rezoning from Temp. TR-U1 to [Permanent] TR-U1 for future apartment building - Adopted on December 10, 2024 subject to the Plan Commission's recommendation
- ID 85814 & 85415 - 940-1050 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail - Rezoning from Temp. A to TR-P, TR-U1, and CC-T, and Preliminary Plat of Hill Valley - Adopted on December 10, 2024 subject to the Plan Commission's recommendation, including placing the NMX zoning request on file
- ID 85815 - 802-818 W Badger Road and 825 Hughes Place - Rezoning from SR-V1 and CC-T to RMX for future multi-building mixed-use redevelopment - Adopted on December 10, 2024 subject to the Plan Commission's recommendation
- ID 85816 & 85654 - 6702 Mader Drive - Approve Specific Implementation Plan and Certified Survey Map for mixed-use building - Adopted on December 10, 2024 subject to the Plan Commission's recommendation

- Upcoming Matters – January 13, 2025

- ID 83924 - 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
- ID 86415 - 6021 Old Middleton Road - Certified Survey Map Referral - Create two lots in SR-C1 zoning, including a deep residential lot
- ID 86416 - 908 E Main Street - Conditional Use for an art/ technical/ trade school tenant in multi-tenant commercial building
- ID 86417 - 506-518 E Wilson Street and 132-150 S Blair Street - Conditional Use for outdoor eating area open after 9:00 PM with amplified sound and outdoor recreation in parking lot of restaurant/ nightclubs
- ID 86418 - 913 Woodward Drive - Conditional Use - Construct accessory building on a lakefront parcel
- ID 86419 - 2121 Jefferson Street and 1007 Edgewood Avenue - Demolition Permit - Demolish two single-family residences (New application)
- ID 86420 - 2449 Fox Avenue - Demolition Permit - Demolish street-facing façade of single-family residence
- ID 86421 - 4925 Thorson Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Sun Prairie

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Solheim, seconded by Mendez, to Adjourn at 5:43 p.m..
The motion passed by voice vote/other.**

REGISTRATIONS

[81428](#)

Registrants for 2024 Plan Commission Meetings