



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, May 12, 2025

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

Chair Gnam called the meeting to order at 5:30 pm.

Present: 9 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Arnold (Gabe) Mendez; Patrick W. Heck and Darrin S. Wasniewski

Excused: 3 - Nicole A. Solheim; Anjali Bhasin and Bob Soldner

Gnam was chair for the meeting.

Staff Present: Meagan Tuttle and Lisa McNabola, Planning Division

Also Present: Alder Duncan, Dist. 1; Alder Pritchett, Dist.; and Alder Figueroa Cole, Dist. 10, Alder Verveer, Dist. 4

PUBLIC COMMENT

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

There was no public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

MINUTES OF THE APRIL 28, 2025 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, May 19 and June 9, 23, 2025 at 5:30 p.m. (Virtual)

Special Meeting:

- Monday, June 2, 2025 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

NEW BUSINESS

2. [87483](#) Adopting the Updated Elected and Appointed Official Code of Ethical Conduct

A motion was made by Guequierre, seconded by Heck, to Return to Lead with the Recommendation for Approval to the COMMON COUNCIL EXECUTIVE COMMITTEE. The motion passed by voice vote/other.

PUBLIC HEARINGS

Development-Related Requests

3. [87658](#) 305 Bear Claw Way/ 9453 Spirit Street (District 9): Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for a residential building complex containing 21 apartments in two buildings.
- On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials except the following condition of approval. which was removed:
- Remove the four parking stalls adjacent to the open space, if they are not required to meet minimum parking requirements in the Zoning Code.
- The motion to approve with the revised conditions passed by voice vote/ other.
- A motion was made by Guequierre, seconded by Field, to Approve. The motion passed by voice vote/other.**
4. [87799](#) 901 E Washington Avenue (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-nightclub to allow an existing restaurant-tavern to offer live entertainment inside and on an existing outdoor patio.
- On a motion by Alder Field, seconded by Heck, the Plan Commission found that the standards were met and approved the conditional use 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 Field, seconded by Heck, to Approve. The motion passed by voice vote/other.**
5. [87842](#) Creating Section 28.022-00713 of the Madison General Ordinances to change the zoning of property located at 3821 Nakoma Road from PD (Planned Development) District to LMX (Limited Mixed-Use) District. (District 10)
- On a motion by Alder Guequierre, seconded by Wasniewski, 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 Guequierre, seconded by Wasniewski, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
6. [87843](#) Creating Section 28.022-00714 of the Madison General Ordinances to change the zoning of property located at 910 West Wingra Drive and 1347 Fish Hatchery Road from PD (Planned Development) and TR-V1 (Traditional Residential - Varied 1) Districts to CC-T (Commercial Corridor-Transitional)

District. (District 13)

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

Note: Items 7 and 8 are related and were considered as one public hearing.

7. [87470](#)

345 W Main Street (District 4): Consideration of a demolition permit to demolish a 44-unit assisted living facility.

On a motion by Alder Field, seconded by Heck, 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 Field, seconded by Heck, to Approve. The motion passed by voice vote/other.

8. [87598](#)

Creating Section 28.022-00710 of the Madison General Ordinances to change the zoning of property located at 333-345 West Main Street, 110 South Henry Street, and 334 West Doty Street from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00711 to approve a Specific Implementation Plan. (District 4)

On a motion by Alder Field, seconded by Heck, the Plan Commission found the standards met and recommended approval of the amended planned development 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 Field, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

9. [87841](#)

Creating Section 28.022-00712 of the Madison General Ordinances to change the zoning of property located at 1970-1978 University Bay Drive from CN (Conservancy) District to PR (Parks and Recreation) District. (District 5)

On a motion by Alder Field, seconded by Heck, the Plan Commission voted to recommend that this item be referred to June 23, 2025 (July 1, 2025 Common Council) at the request of the applicant. That motion passed by voice vote / other.

A motion was made by Field, seconded by Heck, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/23/2025. The motion passed by voice vote/other.

10. [87657](#)

1970-1978 University Bay Drive (District 5): Consideration of a conditional use pursuant to MGO Section 28.138 for construction within 300 feet of the Ordinary High Water Mark of Lake Mendota to allow construction of a one-story, 11,500 square-foot visitor center for the Lakeshore Nature Preserve on the University of Wisconsin-Madison campus.

On a motion by Alder Field, seconded by Heck, the Plan Commission referred this item to June 23, 2025 at the request of the applicant. That motion passed by voice vote / other.

A motion was made by Field, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 6/23/2025. The motion passed by voice vote/other.

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

Chair Gnam noted that she, Alder Field, and Director Meagan Tuttle attended a bus tour with Madison Metropolitan School District staff to visit MMSD-owned properties and certain private development projects. She hopes to discuss the visit more at the June 2, 2025 Special Plan Commission Meeting.

SECRETARY'S REPORT**- Recent Common Council Actions**

- 10554 Mineral Point Road - Rezone existing and future single-family lots in the Westwind subdivision from SR-C2 to TR-C3 - Adopted at the May 6, 2025 meeting subject to Plan Commission recommendation

- Upcoming Matters – May 19, 2025

- ID 83269 - 709-711 E Johnson Street - Conditional Use for an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID 87879 - 4506-4514 Verona Road - Conditional Use - Construct a five-story mixed-use building with 324 square feet of commercial space and 93 apartments
- ID 87880 - 3895 Vilas Hope Road - Extraterritorial Certified Survey Map - Reconfigure two residential lots in the Town of Cottage Grove

- Upcoming Matters – June 9, 2025

- ID TBD & 87881 - 3535-3553 University Avenue and 733-737 N Meadow Lane - Rezone from TR-C1 to CC-T and Conditional Use - Construct a six-story mixed-use building with 4,268 square feet of commercial space and 146 apartments
- ID 88001 - Amend Section 28.037(2) of the Zoning Code related to SR-C3 District Dimensional Requirements to update Lot Area Requirements
- ID 88003 - Amend Section 28.183(9)(b) of the Zoning Code related to conditional uses to clarify conditional use approval language.
- ID 88004 - Amend Subsections within 28.138 of the Zoning Code related to Lakefront Development to update the lakefront setback requirements.
- ID 88005 - Amend Section 28.082(1) of the Zoning Code to allow 'Lodge, Private Club, Reception Hall' as a conditional use in SE (Suburban Employment) District
- ID 88006 - Amend the definition of 'Place of Worship' in Section 28.151 of the Zoning Code to include a minimum seating capacity size for the sanctuary or main activity area of new places of worship.
- ID 88195 - 10 S Paterson Street - Conditional Use - Allow restaurant-tavern and food and related goods sales tenant in a mixed-use building
- ID 88198 & 88199 - 842 Jupiter Drive - PD(SIP) Alteration and Conditional Use - Convert assisted living facility into community living arrangement with greater than 15 residents with counseling and community services
- ID 88200 - 3450 Milwaukee Street - Conditional Use - Construct a four-story mixed-use building with 6,168 square feet of commercial space and 156 apartments on Lot 4 and Outlots 2 and 3 of proposed Starkweather plat
- ID 88201 & 88207 - 6901-6933 Manufacturers Drive - Conditional Use and Certified Survey Map Referral - Construct personal indoor storage facility on one lot
- ID 88202 - 6105 S Highlands Avenue - Demolition Permit - Demolish single-family residence

ADJOURNMENT

A motion was made by Glenn, seconded by Field, to Adjourn at 6:30 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.

[86598](#)

Registrants for 2025 Plan Commission Meetings