



# 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, April 28, 2025

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

Emily Gnam was chair for the meeting.

Staff Present: Meagan Tuttle, Secretary; Chris Wells, Planning Division; Matt Tucker, Building Inspection; Kate Smith, Office of the City Attorney.

Also: Ald.; John Duncan, Dist. 1, Ald. Joann Pritchett, Dist. 9, Ald. Yannette Figueroa Cole, Dist. 10, Ald. Isadore Knox Jr., Dist. 14, and Ald. Barbara Harrington-McKinney, Dist. 20.

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

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

**Excused:** 1 - Bob Soldner

### PUBLIC COMMENT

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

There were no registrants for public comment.

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals by the Commission.

### MINUTES OF THE APRIL 7, 2025 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, May 12, 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.)

## 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.     [87597](#)             Creating Section 28.022-00709 of the Madison General Ordinances to change the zoning of property generally located at 149 Wisteria Street from SR-C2 (Suburban Residential-Consistent 2) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 9)

On a motion by Ald. Field, seconded by Solheim, the Plan Commission found the standards for approval 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 Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
3.     [87630](#)             722 Moorland Road (District 14): Consideration of a conditional use in the Suburban Residential-Consistent 3 (SR-C3) District for a housing cooperative.

On a motion by Ald. Field, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

**A motion was made by Field, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
4.     [87633](#)             1522 Waunona Way (District 14): Consideration of a conditional use to construct a single-family residence on a lakefront parcel.

On a motion by Ald. Field, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

**A motion was made by Field, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
5.     [87634](#)             2927 E Washington Avenue (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional District (CC-T) District for amplified sound in an outdoor eating area for a tasting room.

On a motion by Solhiem, seconded by Ald. Field, the Plan Commission found that the standards of approval for conditional uses were not met and placed the request on file without prejudice.

In denying the conditional use, members of the Plan Commission cited that Standard 3 was not met due to the location [of the outdoor eating area with proposed amplified sound] next to residential property. Furthermore, in referencing MGO Section 28.186(6)(b)(1), the Plan Commission cited the City of Madison Building Inspection Enforcement Notice which was sent to the applicant on October 11, 2024. (That notice informed the applicant that they were violating the supplemental regulations of the administratively

approved outdoor eating area, namely the requirement to close by 9:00 pm and not have amplified music.) The Plan Commission cited this prior enforcement notice and stated that getting the building operating under its current approval first would be appropriate.

The motion to place on file without prejudice passed by voice vote/ other.

**A motion was made by Solheim, seconded by Field, to Place On File Without Prejudice. The motion passed by voice vote/other.**

6. [87636](#)

8216 Watts Road (District 1): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to amend the zoning text to remove the prohibition of outdoor amplified sound and add conditional uses; consideration of a conditional use in the Planned Development (PD) District for a restaurant-nightclub; and consideration of a conditional use in the PD District for amplified sound in an outdoor eating area, all to allow a winery to be converted into a restaurant-nightclub with amplified sound in an existing outdoor eating area.

On a motion by Ald. Guequierre, seconded by Ald. Glenn, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials, with the following edit to Condition #5:

That Condition #5 of the April 28 staff report be revised to state: "Regarding the Conditional Use for the Outdoor Amplified Sound, all outdoor amplified sound shall end by 9:00 pm, with the closing of the Outdoor Eating Area. Furthermore, Monday to Friday, outdoor amplified sound shall not begin before 5:00 pm."

This item passed by voice vote/other.

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

7. [87720](#)

2604 Waunona Way (District 14): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Ald. Field, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

8. [87470](#)

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

On a motion by Ald. Field, seconded by Solheim, the Plan Commission referred the demolition permit to May 12, 2025 pending a recommendation by the Urban Design Commission on the related rezoning request (ID 87598). The motion to refer passed by voice vote/other.

**A motion was made by Field, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 5/12/2025. The motion passed by voice vote/other.**

9. [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 Ald. Field, seconded by Solheim, the Plan Commission voted to recommend that this item be referred to May 12, 2025 (May 20, 2025 Common Council) pending a recommendation by the Urban Design Commission. That motion passed by voice vote / other.

**A motion was made by Field, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 5/12/2025. The motion passed by voice vote/other.**

10. [83269](#) 709-711 E Johnson Street (District 6): Consideration of a conditional use in the Neighborhood Mixed-Use (NMU) District for an outdoor eating area open past 9:00 p.m.

On a motion by Ald. Field, seconded by Solheim, the Plan Commission re-referred this matter to May 19, 2025, at the request of the applicant.

**A motion was made by Field, seconded by Solheim, to Re-refer to the PLAN COMMISSION and should be returned by 5/19/2025. The motion passed by voice vote/other.**

### Land Divisions

11. [87655](#) 4313 Buckley Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create one residential lot.

On a motion by Ald. Field, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

12. [87656](#) 6059 Portage Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create three residential lots.

On a motion by Ald. Field, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

## MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

There were no announcements, communications, or business by members.

## SECRETARY'S REPORT

### - Recent Common Council Actions

- ID 87450 - Amending various sections of MGO Chapter 28 related to lodging to allow hotel and motel rentals of thirty days or more - Adopted on April 15, 2025 subject to the Plan Commission recommendation
- ID 87472 - 1050 S High Point Road and 1051 S Pleasant View Road - Final Plat of First Addition to Hill Valley - Adopted on April 15, 2025 subject to the Plan Commission recommendation

### - Upcoming Matters – May 12, 2025

- Plan Commission Appointee to Joint Campus Area Committee (JCAC)
- ID 87483 - Elected and Appointed Official Code of Conduct
- ID 87841 & 87657 - 1970-1978 University Bay Drive - Rezoning from CN to PR and Conditional Use - Construct one-story, 11,500 square-foot visitor center at Lakeshore Nature Preserve

- ID 87842 - 3821 Nakoma Road - Rezoning existing mixed-use building from PD to LMX
- ID 87843 - 910 W Wingra Drive and 1347 Fish Hatchery Road - Rezoning from PD and TR-V1 to CC-T to facilitate expansion of office building
- ID 87658 - 9453 Spirit Street - Conditional Use - Construct residential building complex with 21 apartments in two buildings
- ID 87799 - 901 E Washington Avenue - Conditional Use - Convert restaurant-tavern into a restaurant-nightclub

**- Upcoming Matters – May 19, 2025**

- 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

**ADJOURNMENT**

**A motion was made by Field, seconded by Solheim, to Adjourn at 6:49 p.m.  
The motion passed by voice vote/other.**

**REGISTRATIONS**[86598](#)

Registrants for 2025 Plan Commission Meetings