



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, July 28, 2025

5:30 PM

****Virtual Meeting****

****Note**** Quorum of the Common Council may be in attendance at this meeting.

CALL TO ORDER/ROLL CALL

Chair Gnam called the meeting to order at 5:30

Present: 10 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Anjali Bhasin; Nicole A. Solheim; Patrick W. Heck and Darrin S. Wasniewski

Excused: 1 - Bob Soldner

Gnam was chair for the meeting.

Commissioner Bhasin left the meeting prior to consideration of items 12 and 13, the last two items considered prior to adjournment. Chair Gnam left the meeting during Secretary's Report, prior to adjournment. Quorum was maintained at all times.

Alders also present: Matthews (12) Martinez-Rutherford (15)

Staff present: Kevin Firchow, Brian Grady, Colin Punt, Planning Division

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 JULY 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:
- August 11, 25 and September 15, 2025
Special Meeting:

- Thursday, October 16, 2025 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

SPECIAL ITEMS OF BUSINESS

2. [89296](#) Election of Plan Commission Chair and Vice Chair

On a motion by Commissioner Solheim, seconded by Commissioner Heck, the Commission elected Commissioner Gnam as Chair by voice vote/other.

On a motion by Commissioner Heck, seconded by Alder Field, the Commission elected Commissioner Solheim as Vice-Chair by voice vote/other.
3. [89283](#) Plan Commission Appointment to the Transportation Commission

On a motion by Alder Field, seconded by Commissioner Heck, the Commission appointed Commissioner McCahill to Transportation Commission by voice vote/other.
4. [89284](#) Plan Commission Appointment to the Joint Campus Area Committee

On a motion by Commissioner Heck, seconded by Commissioner Solheim, the Commission appointed Commissioner Heck to Joint Campus Area Committee by voice vote/other.

NEW BUSINESS

5. [89107](#) Revising the Area Plan Sequence

On a motion by Alder Glenn, seconded by Alder Field, the Plan Commission recommended the Common Council adopt the revised area plan sequence.

A motion was made by Glenn, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

ROUTINE BUSINESS

6. [89005](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of public water transmission pipeline facilities to be constructed by the Pressure Zone 4 Interstate Crossing project. (District 16)

A motion was made by Guequierre, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the Water Utility. The motion passed by voice vote/other.

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

7. [88772](#) 939 S Park Street (District 13): Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a drive-through window.
- On a motion by Alder Guequierre, seconded by Commissioner Solheim, the Plan Commission found the standards met and voted to approve the conditional use subject to the conditions in the staff report. The motion passed by voice vote/other.
- A motion was made by Guequierre, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
8. [88773](#) 999 S Park Street (District 13): Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an auto repair station.
- On a motion by Alder Guequierre, seconded by Commissioner Solheim, the Plan Commission found the standards met and voted to approve the conditional use subject to the conditions in the staff report. The motion passed by voice vote/other.
- A motion was made by Guequierre, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
9. [88774](#) 1417 Wright Street (District 12): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for outdoor storage.
- On a motion by Alder Guequierre, seconded by Commissioner Solheim, the Plan Commission found the standards met and voted to approve the conditional use subject to the conditions in the staff report. The motion passed by voice vote/other.
- A motion was made by Guequierre, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
10. [88775](#) 1502-1702 Pankratz Street (District 12): Consideration of a conditional use pursuant to Section 28.141(6)(b)4 of the Zoning Code to allow automobile parking in excess of the maximum allowed for an expanded parking lot for an office building.
- On a motion by Commissioner Solheim, seconded by Commissioner Heck, the Plan Commission found the standards met and voted to approve the conditional use subject to the conditions in the staff report. The motion passed on an 8-1 roll call vote.
- A motion was made by Solheim, seconded by Heck, to Approve. The motion passed by the following vote:**
- Ayes:** 8 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Anjali Bhasin; Nicole A. Solheim and Patrick W. Heck
- Noes:** 1 - Christopher T. McCahill
- Excused:** 1 - Bob Soldner
- Non Voting:** 1 - Darrin S. Wasniewski
11. [88776](#) 656 Williamson Street (District 6): Consideration of a major alteration to an approved conditional use in the Traditional Employment (TE) District to construct a five-story, 53-unit mixed-use building.

On a motion by Alder Guequierre, seconded by Commissioner Solheim, the Plan Commission found the standards met and voted to approve the conditional use subject to the conditions in the staff report. The motion passed by voice vote/other.

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

Note: Items 12-13 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

12. [88718](#) Creating Section 28.022-00721 of the Madison General Ordinances to change the zoning of property located at 3565 Tulane Avenue from TR-C2 (Traditional Residential-Consistent 2) District to PD(GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00722 to approve a Specific Implementation Plan. (District 15)

On a motion by Alder Guequierre, seconded by Alder Glenn, the Plan Commission found the standards met and voted to recommend to Common Council to adopt the zoning map amendment subject to the conditions in the staff report. The motion passed by voice vote/other.

A motion was made by Guequierre, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

13. [88559](#) Approving a Certified Survey Map of property owned by Common Grace, LLC located at 3565 Tulane Avenue (District 15).

On a motion by Commissioner Solheim, seconded by Alder Glenn, the Plan Commission found the standards met and voted to recommend to Council to adopt the resolution approving the certified survey map subject to the conditions in the staff report. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 14-15 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

14. [88719](#) Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 1802-1804 Roth Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)

On a motion by Alder Guequierre, seconded by Commissioner Solheim, the Plan Commission found the standards met and voted to recommend to Common Council to adopt the zoning map amendment. The motion passed by voice vote/other.

A motion was made by Guequierre, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

15. [88561](#) 1802-1804 Roth Street (District 12): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for an office for a human service program in a 16-unit mixed-use building.

On a motion by Alder Guequierre, seconded by Commissioner Solheim, the Plan Commission found the standards met and voted to approve the conditional use subject to the conditions in the staff report. The motion passed by voice vote/other.

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

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

There were no member announcements, communications, or business items.

SECRETARY'S REPORT

Kevin Firchow provided the Commission with an overview of recent Common Council actions and upcoming matters to come before the Plan Commission:

- Recent Common Council Actions

- ID 88449 & 88206 - 6004 Commercial Avenue and 602-904 Reiner Road - Rezoning from A to TR-P and TR-U1 and Preliminary Plat of Reiland Grove - Approved on July 15, 2025 subject to Plan Commission recommendation
- ID 88717 - 60 White Oaks Lane - Assign SR-C1 zoning for a single-family residence - Approved on July 15, 2025 subject to Plan Commission recommendation
- ID 88557 - 1626-1634 Baker Avenue - Create two lots in SR-C2 zoning - Approved on July 15, 2025 subject to Plan Commission recommendation
- ID 88735 - Amend Sections 28.135 and 16.23(6)(d) related to Deep Residential Lots to facilitate easier development - Approved on July 15, 2025 subject to Plan Commission recommendation
- ID 88736 - Amend various tables within MGO Chapter 28 to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed - Approved on July 15, 2025 subject to Plan Commission recommendation
- ID 88737 - Amend Sections in MGO Chapter 28 related to Downtown and Urban Districts to allow more permitted uses within the districts - Approved on July 15, 2025 subject to Plan Commission recommendation

- Upcoming Matters – August 11, 2025

- ID 89078 & 88777 - 922-930 N Fair Oaks Avenue & 3357-3375 E Washington Avenue - Rezoning from TR-V1 to CC-T and Conditional Use - Construct a five-story mixed-use building with 3,300 sq. ft. of commercial space and 171 dwelling units and a two-story, 6-unit townhouse building
- ID 88956 - 117-125 N Butler Street - Conditional Use - Construct five-story, 73-unit apartment building

- Upcoming Matters – August 25, 2025

- ID TBD & 88957 - 302-308 E Washington Ave. & 15-27 N Butler Street - Rezoning from UMX and PD to PD(GDP-SIP) and Certified Survey Map Referral - Amend and expand General Development Plan and Specific Implementation Plan for Butler Plaza to construct up to 11-story mixed-use building with 9,000 square feet of commercial space and 76 apartments and create two lots by CSM
- ID TBD - 124 State Street - Rezoning existing mixed-use building from PD to DC

ADJOURNMENT

A motion was made by Field, seconded by Sanders, to Adjourn at 7:32 p.m. The motion passed by voice vote/other.

[86598](#)

Registrants for 2025 Plan Commission Meetings