



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, January 12, 2026

5:30 PM

****Virtual Meeting****

Call to Order/Roll Call

The meeting was called to order at 5:31 p.m.

Present: 8 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Anjali Bhasin; Patrick W. Heck and Darrin S. Wasniewski

Excused: 3 - Christopher T. McCahill; Nicole A. Solheim and Scott Chehak

Emily Gnam was chair for the meeting.

Staff Present: Meagan Tuttle, Lisa Ernest, and Colin Punt, Planning Division; Katie Bannon, Zoning Administrator; Matt Tucker, Building Inspection Division Director, and; Kate Smith, Assistant City Attorney.

Alders Present: Alder Verveer, District 4; Alder Vidaver, District 5; Alder Mayer, District 6; Alder Prichett, District 9; Alder Figueroa Cole, District 10; and Alder Harrington-McKinney, District 20

Public Comment

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

There were no registrants to speak during public comment.

Disclosures and Recusals

Alder Field disclosed that he works for the University of Wisconsin-Madison, but that it would not affect his ability to consider Item 3 (ID 90540).

Minutes of the December 15, 2025 Regular Meeting

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

Schedule of Meetings

Regular Meetings:

- Monday, February 2, 16 and March 2, 16, 2026 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, March 31, 2026 at 5:00 p.m. (Room 206, 215 Martin Luther King, Jr. Blvd. (Madison Municipal Building))

Public Hearings

Moratorium

2. [91135](#) Creating Section 28.140 to establish a temporary moratorium on the consideration and/or issuance of zoning certificates for data centers and telecommunications centers and amending 28.061, 28.082, and 28.151 to accommodate the temporary moratorium.

On a motion by Heck, seconded by Alder Glenn, the Plan Commission found the standards are met and recommended approval of the zoning text amendment to the Common Council. The motion to recommend approval passed by voice vote/other.

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

Development-Related Requests

3. [90540](#) Amending Section 28.022-00289 of the Madison General Ordinances to amend the Campus-Institutional (CI) District Master Plan for the University of Wisconsin-Madison Campus for the portion of the campus generally addressed as 1111 Highland Avenue to include specific plans for University Hospital. (District 5)

On a motion by Heck, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the master plan amendment 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 Heck, seconded by Wasniewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

4. [90615](#) REVISED - 3205 Stevens Street (District 5): Consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for outdoor recreation; consideration of a conditional use in the Suburban Residential-Varied 2 (SR-V2) District for multi-family dwellings with more than 24 units; and consideration of an alteration to an approved conditional use for a residential building complex in the Suburban Residential-Varied 2 (SR-V2) District, all to allow construction of two (2) four-story, 26-unit multi-family dwellings, and two (2) two-story, five-unit multi-family dwellings in an existing residential building complex.

On a motion by Alder Guequierre, seconded by Wasniewski, the Plan Commission found that the standards were met and approved the conditional use requests subject to the comments and conditions contained in the Plan Commission materials and the following amendment to condition #20: "All new public walkways, subject to condition 19, within the site shall be compliant with Americans with Disabilities Act (ADA) for accessible walks. No stairs or steps shall be added to the site."

The motion passed by voice vote/other.

A motion was made by Guequierre, seconded by Wasniewski, to Approve with Amendment(s). The motion passed by voice vote/other.

Note: Items 5-7 are related and were considered as one public hearing.

5. [90915](#) Creating Section 28.022-00741 of the Madison General Ordinances to change the zoning of property located at 33 West Johnson Street from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 4)
- On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission found the standards for zoning map amendments met and recommended Common Council approve the rezoning.
- The motion passed by voice vote/other.
- A motion was made by Guequierre, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**
6. [90613](#) 33 W Johnson Street (District 4): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building with greater than six (6) stories to allow construction of an eight-story, 205-room hotel.
- On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission found the standards for conditional uses met; including finding that approval standard 8 was met in regard to the absence of the former historic arch within the architecture of the proposed hotel and the appropriateness of the proposed driveway and drop off lane; and approved the conditional use request subject to the recommended conditions found in the Plan Commission staff report, with the following alteration to condition #1:
1. Work with City Planning staff to identify an appropriate location for the former Central High School Arch within the city. The applicant shall cover the reasonable cost to relocate the Arch. The applicant shall continue to retain the Arch in storage until such time the Arch can be relocated, up to a maximum of five years.
- The motion passed by voice vote/other.
- A motion was made by Guequierre, seconded by Field, to Approve with Amendment(s). The motion passed by voice vote/other.**
7. [90617](#) Approving a Certified Survey Map of property owned by Drury Madison, LLC located at 33 W Johnson Street (District 4).
- On a motion by Alder Guequierre, seconded by Alder Heck, the Plan Commission found the standards for subdivisions met and recommended Common Council adopt the approval resolution for the CSM subject to the recommended conditions in the staff report.
- The motion passed by voice vote/other.
- A motion was made by Guequierre, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**
8. [90803](#) 7401 Mineral Point Road (District 9): Consideration of a conditional use for a major alteration to a planned multi-use site with 40,000 square feet or more of floor area of which 25,000 square feet or more is designed as retail, a hotel or motel, and consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Zoning Overlay for a drive-through window for a restaurant.
- On a motion by Alder Field, seconded by Heck, the Plan Commission referred the conditional use requests to February 2, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission. The motion to refer 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 2/2/2026. The motion passed by voice vote/other.**

Member Announcements, Communications or Business Items

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

Secretary's Report

Meagan Tuttle summarized the upcoming matters for the Plan Commission and reminded members of the Plan Commission to complete their Statement of Interest forms.

- 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 were due on January 6, 2026. Statements of Interest filings may be submitted electronically at www.cityofmadison.com/statementofinterests.

- Upcoming Matters – February 2, 2026

- ID 90916, 90614, & 90618 - 411-433 W Gilman Street - Rezoning from DC to UMX, Conditional Use, and Certified Survey Map Referral - Rezone 411 W Gilman Street, construct 15-story mixed-use building with 2,550 square feet of commercial space and 260 multi-family units on one lot (Referred pending Landmarks Commission review of demolitions)
- ID 90936 - 5025 Sheboygan Avenue - Amended PD(GDP-SIP) - Amend general development plan and approve specific implementation plan to construct a one-story, 10,700 square-foot clubhouse for Monticello Apartments (Referred by applicant request)
- ID 91283 & 91150 - 1936 Tennyson Lane - Rezoning from PD to SR-V2 and Conditional Use - Rezone existing multi-family dwelling and assisted living facility to allow addition of daycare center tenant within existing building
- ID 91149 - 2401 Grimm Street - Conditional Use for indoor recreation (skating rink) in existing commercial building
- ID 91287 - 506-518 E Wilson Street and 132-150 S Blair Street - Conditional Use - Re-approve outdoor eating area open after 9:00 PM with amplified sound and outdoor recreation in parking lot of restaurant/nightclubs
- ID 91288 - 6105 S Highlands Avenue - Conditional Use - Construct approximately 13,400 square-foot single-family residence
- ID 91289 & 91294 - 2103 Sherman Avenue - Conditional Use and Certified Survey Map Referral - Construct five-story mixed-use building with 1,100 square feet of commercial space and 87 dwelling units on one lot
- ID 91295 - 1109 Seminole Highway - Certified Survey Map Referral - Create two lots in TR-C1 zoning

- Upcoming Matters – February 16, 2026

- ID 91293 - 111 N Walter Street - Conditional Use - Residential Building Complex - Construct two six-unit townhouse buildings and a shared storage building

Adjournment

**A motion was made by Guequierre, seconded by Field, to Adjourn at 7:54 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.

[91389](#)

Registrants for 2026 Plan Commission Meetings