



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Draft 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, June 23, 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 5:31 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

Gnam was chair for the meeting.

Alders present: Pritchett (9), Figueroa Cole (10), Madison (17)

Staff present: Secretary Meagan Tuttle; Colin Punt, Planning Division; Assistant City Attorney Kate Smith; Dan Rolfs, Economic Development Division

PUBLIC COMMENT

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

There was no public comment.

DISCLOSURES AND RECUSALS

Commissioner Solheim disclosed that her employer has previously partnered with the applicant for item 8, but has not done so with this proposal, and that this will not affect her vote.

Alder Field and Commissioner McCahill disclosed that they are both employees of UW-Madison, but that neither are involved in the proposal considered in items 11-13, and that this will not affect their vote.

Commissioner Mendez recused himself from the discussions and votes for items 11-13 because he is employed by UW-Madison and directly involved in the proposal considered in those items.

Commissioner Solheim disclosed that her employer has previously partnered with the applicant for item 8, but has not done so with this proposal, and that this will not affect her vote.

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items 11-13 because he is employed by UW-Madison and directly involved in the proposal considered in those items.

MINUTES OF THE JUNE 9, 2025 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, July 7, 28 and August 11, 25, 2025 at 5:30 p.m. (Virtual)

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.

ROUTINE BUSINESS

2. [88676](#) Permitting the early acquisition of land and utility interests as set forth on the Relocation Order and Transportation Project Plat No. 5992-10-19 4.02, as adopted by the Common Council by RES-25-00237, File ID 87610. (District 9)
- On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission voted to return the relocation order and transportation project plat acquisition to the Board of Public Works with a recommendation for approval. The motion passed by voice vote/other.
- A motion was made by Field, seconded by Glenn, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

PUBLIC HEARINGS

Tax Incremental Financing Districts

3. [88724](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #42 (Wingra), City of Madison. (District 13)
- On a motion by Solheim, seconded by Ald. Field, the Plan Commission voted to return the Tax Incremental District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.
- A motion was made by Solheim, seconded by Field, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**
4. [88725](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison. (District 4)
- On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission voted to return the Tax Incremental District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.
- A motion was made by Solheim, seconded by Glenn, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion**

passed by voice vote/other.

5. [88726](#)

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison. (District 4, District 8, District 13)

On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission voted to return the Tax Increment District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Glenn, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

6. [88727](#)

Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #53 (East Wilson St), City of Madison. (District 2, District 4, District 6)

On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission voted to return the Tax Increment District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Glenn, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

7. [88728](#)

Approving the Project Plan and Boundary for Tax Incremental District (TID) #55 (Voit), City of Madison. (District 15)

On a motion by Solheim, seconded by Ald. Field, the Plan Commission voted to return the Tax Increment District boundary and project plan to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Field, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Development-Related Requests

8. [87879](#)

4506-4514 Verona Road (District 10): Consideration of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to allow construction of a five-story mixed-use building containing 324 square feet of commercial space and 93 apartments.

On a motion by Ald. Guequierre, seconded by Heck, the Plan Commission found the standards for conditional uses to be met and approved the item subject to the comments and conditions in the Plan Commission materials.

The motion specifically found that conditional use standards of approval 1, 2, 4, and 8 are met by the proposal for the following reasons:

- the additional information provided in the Applicant's supplemental submitted materials
- the safety and ease of pedestrian use of the area, including the condition of paths and crosswalks
- available access parks and other amenities
- plans for improvements at Britta Park
- the potential and ongoing long-term transitions of large-format retail areas such as the one in question.

The motion passed by voice vote/other.

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

9. [88341](#)

1402 Pankratz Street (District 12): Consideration of a conditional use in the Suburban Employment (SE) District for a private school.

On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission referred this item to a future meeting (no date identified) at the request of the land owner.

A motion was made by Field, seconded by Glenn, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

10. [88450](#)

SUBSTITUTE: Creating Section 28.022-00718 of the Madison General Ordinances to change the zoning of property located at 1138 Williamson Street from TR-V2 (Traditional Residential-Varied 2) District to TSS (Traditional Shopping Street) District. (District 6)

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

Note: Items 11-13 are related and were considered as one public hearing.

11. [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 Ald. Field, seconded by Ald. Glenn, 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 Glenn, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

12. [87657](#)

1970-1978 University Bay Drive (District 5): Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for a community center; consideration of a conditional use in the PR District for a public safety and service facility; consideration of a conditional use in the PR District for a building exceeding 35 feet in height; and 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, all to allow construction of a 11,500 square-foot visitor center for the Lakeshore Nature Preserve on the University of Wisconsin-Madison campus.

On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission found the standards met and approved the conditional use 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 Glenn, to Approve. The motion passed by voice vote/other.

13. [88477](#)

Vacating and discontinuing a portion of public street right-of-way of University Bay Drive; realigning and accepting a Permanent Limited Easement for public street purposes; and amending the City of Madison Official Map, all to allow for the future relocation of University Bay Drive and construction of the Lakeshore Nature Preserve Frautschi Center. Located in part of the Southeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (District 5)

On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission voted to return the vacation and discontinuance to Board of Public Works with a recommendation for approval. The motion passed by

voice vote/other.

A motion was made by Field, seconded by Glenn, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Note: Items 14-15 are related and were considered as one public hearing.

14. [88449](#) Creating Sections 28.022-00716 and 28.022-00717 of the Madison General Ordinances to change the zoning of portions of property located at 6004 Commercial Avenue and 604-902 Reiner Road from A (Agricultural) District to TR-P (Traditional Residential-Planned) District and TR-U1 (Traditional Residential-Urban 1) District, respectively. (District 3)

On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission recommended to the Common Council to re-refer the zoning map amendment to Plan Commission on July 7, 2025 (Common Council: July 15, 2025) at the request of the applicant and staff. The motion to re-refer passed by voice vote/ other.

A motion was made by Field, seconded by Glenn, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 7/7/2025. The motion passed by voice vote/other.

15. [88206](#) Approving the preliminary plat of the *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner Road (District 3).

On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission recommended to the Common Council to re-refer the preliminary plat to Plan Commission on July 7, 2025 (Common Council: July 15, 2025) at the request of the applicant and staff. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Field, seconded by Glenn, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER to the PLAN COMMISSION and should be returned by 7/7/2025. The motion passed by voice vote/other.

Note: Items 16-18 are related and were considered as one public hearing.

16. [88203](#) 501 E Washington Avenue (District 6): Consideration of a demolition permit to demolish an office building.

On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission found the standards for demolition permits to be met and approved the item subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

17. [88204](#) 501 E Washington Avenue; Urban Design Dist. 4 (District 6): Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use in the UMX District for outdoor recreation; and consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories, all to allow construction of a seven-story apartment building containing 223 units.

On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission found the standards for conditional uses to be met and approved the item subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

18. [88209](#) Approving a Certified Survey Map of property owned by The WMC Foundation, Inc. located at 501 E Washington Avenue (District 6).
On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission found the standards met and recommended to Council to adopt the Certified Survey Map subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
A motion was made by Field, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.
19. [88336](#) 709 Northport Drive (District 18): Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 80-unit apartment building in a planned multi-use site to also contain a proposed four-story, 24-unit apartment building and an existing place of worship.
On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission referred this matter to July 7, 2025 at the request of the applicant and staff. The motion to refer passed by voice vote/ other.
A motion was made by Field, seconded by Glenn, to Refer to the PLAN COMMISSION and should be returned by 7/7/2025. 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

Secretary Tuttle provided an overview of recent Common Council actions and upcoming matters before the Plan Commission.

- Recent Common Council Actions

- ID 83477 - Rezoning 6610-6706 Old Sauk Road from SR-C1 and SR-C3 to TR-U2, as remanded to Common Council by Circuit Court
- ID 88325 - Rezoning 733-737 N Meadow Lane from TR-C1 to CC-T to allow a six-story mixed-use building - Approved on June 17, 2025 subject to the Plan Commission's recommendation
- ID 88001 - Amending Section 28.037(2) of the Zoning Code related to SR-C3 District Dimensional Requirements to update Lot Area Requirements - Approved on June 17, 2025 subject to the Plan Commission's recommendation
- ID 88003 - Amending Section 28.183(9)(b) of the Zoning Code related to conditional uses to clarify conditional use approval language - Approved a substitute ordinance on June 17, 2025 consistent with the Plan Commission's recommendation
- ID 88004 - Amending Subsections within 28.138 of the Zoning Code related to Lakefront Development to update the lakefront setback requirements - Approved on June 17, 2025 subject to the Plan Commission's recommendation
- ID 88005 - Amending Section 28.082(1) of the Zoning Code to allow 'Lodge, Private Club, Reception Hall' as a conditional use in SE (Suburban Employment) District - Approved on June 17, 2025 subject to the Plan Commission's recommendation
- ID 88006 - Amending 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 - Approved on June 17, 2025 subject to the Plan Commission's recommendation
- ID 88319 - Amending various sections of Chapter 28 to modify restaurant and alcohol-related uses in Zoning Code - Approved on June 17, 2025 subject to the Plan Commission's recommendation

- Upcoming Matters – July 7, 2025

- ID 88717 - Rezoning 60 White Oaks Lane to assign SR-C1 Zoning to a single-family residence attached to the City in May 2022
- ID 88551 & 88568 - 2222-2304 City View Drive - Conditional Use and Certified Survey Map Referral - Construct four-story mixed-use building with 4,606 sq. ft. of commercial space and 60 apartments; construct four-story, 47-unit apartment building; construct five-story, 39-unit apartment building; construct

five-story, 40-unit apartment building; combine two lots into one lot for development
- ID 88555 - 2438-2462 Atwood Avenue - Conditional Use - Construct crypt addition to St. Bernard of Clairvaux Cathedral
- ID 88557 - 1626-1634 Baker Avenue - Certified Survey Map Referral - Create two lots in SR-C2 zoning
- ID 88336 & 88558 - 709 Northport Drive - Conditional Use and Certified Survey Map Referral - Construct four-story, 80-unit apartment building in a planned multi-use site to also contain a proposed four-story, 24-unit apartment building and an existing place of worship, and create four-lot planned multi-use site in TR-U1 zoning
- ID 88735 - Zoning Text and Subdivision Regulations Amendments - Amending Sections 28.135 and 16.23(6)(d) of the Madison General Ordinances related to Deep Residential Lots.
- ID 88736 - Zoning Text Amendment - Amending 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.
- ID 88737 - Amending Sections in MGO Chapter 28 related to Downtown and Urban Districts to allow more permitted uses within the districts

- Upcoming Matters – July 28, 2025

- ID 88205 - 630 E Washington Avenue - Conditional Use - Construct an up to five-story building with a mission house, rooming house, community and counseling services, health services, and place of worship in two phases in Urban Design Dist. 8
- ID 88718 & 88559 - 3565 Tulane Avenue - Rezoning from TR-C2 to PD(GDP-SIP) and Certified Survey Map Referral - Approve General Development Plan and Specific Implementation Plan to construct a two-story, 7,000 sq. ft. community center and three-story, 26-unit apartment building on one lot
- ID 88719 & 88561 - 1802-1804 Roth Street - Rezoning from TR-U1 to TR-U2 and Conditional Use - Construct three-story apartment building with 16 units and an office for human service programs

ADJOURNMENT

A motion was made by Field, seconded by Mendez, to Adjourn at 8:10 p.m. The motion passed by voice vote/other.

[86598](#)

Registrants for 2025 Plan Commission Meetings