



# 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, November 17, 2025

5:30 PM

**\*\*Virtual Meeting\*\***

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### Call to Order/Roll Call

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

**Present:** 9 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Anjali Bhasin; Nicole A. Solheim and Patrick W. Heck

**Excused:** 1 - Darrin S. Wasniewski

Emily Gnam was chair for the meeting.

Staff Present: Meagan Tuttle and Tim Parks, Planning Division; and Chris Petykowski, Assistant City Engineer.

Alders Present: Ald. Joann Pritchett, Dist. 9; Ald. Bill Tishler, Dist. 11; and Ald. Dina Nina Martinez-Rutherford, Dist. 15

### 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 members of the Plan Commission.

### Minutes of the November 3, 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:

- Monday, December 1, 15, 2025 and January 12, 2026 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. [90546](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-73, City of Madison, High Point Rd - Raymond Rd Intersection for the acquisitions per the Plat of Land and Interests required. Located in the Northeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 8 East, in both the Town of Verona and the City of Madison, Dane County, Wisconsin. (District 1, District 7)  
  
**A motion was made by Guequierre, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

**Public Hearings**

**Development-Related Requests**

- 3. [90344](#) 1440 E Washington Avenue (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for general retail.  
 On a motion by Ald. Guequierre, seconded by Ald. 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. The motion passed by voice vote/other.  
  
**A motion was made by Guequierre, seconded by Field, to Approve. The motion passed by voice vote/other.**
- 4. [90345](#) 4718 Hammersley Road (District 10): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a daycare center.  
 On a motion by Ald. Field, seconded by Solheim, 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 passed by voice vote/other.  
  
**A motion was made by Field, seconded by Solheim, to Approve. The motion passed by voice vote/other.**

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

- 5. [90161](#) 801 S Whitney Way - Consideration of a demolition permit to demolish a well house and reservoir (District 11)  
 On a motion by Ald. Guequierre, seconded by Ald. Glenn, the Plan Commission found that the standards were met and approved the demolition 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 Guequierre, seconded by Field, to Approve. The motion**

passed by voice vote/other.

- 6. [90536](#) Creating Section 28.022-00730 of the Madison General Ordinances to change the zoning of property located at 801 South Whitney Way from CN (Conservancy) District to PR (Parks and Recreation) District. (District 11)

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

- 7. [90126](#) 801 S Whitney Way; District 11: Consideration of a conditional use in the [Proposed] Parks and Recreation (PR) District for a water pumping station and reservoir to allow reconstruction of Madison Water Utility Unit Well 12 and its reservoir.

On a motion by Ald. Guequierre, seconded by Ald. Glenn, 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 passed by voice vote/other.

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

Note: Items 8 and 9 are related and were considered as one public hearing.

- 8. [90537](#) Creating Section 28.022-00731 of the Madison General Ordinances to change the zoning of a portion of the property located at 3618 Milwaukee Street from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District and creating Section 28.022-00732 of the Madison General Ordinances to change the zoning of the other portion of the property located at 3618 Milwaukee Street from TR-C1 (Traditional Residential-Consistent 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 15)

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

- 9. [90127](#) Approving a Certified Survey Map of property owned by 3618 MF, LLC located at 3618 Milwaukee Street (District 15).

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

10. [89236](#) 139 W Wilson Street (District 4): Consideration of a conditional use in the UMX (Urban Mixed-Use) District for a new building with greater than six (6) stories, and consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit, to allow construction of a sixteen-story apartment building with 320 units.
- On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission referred this item to December 1, 2025 at the request of the applicant.
- A motion was made by Glenn, seconded by Field, to Refer to the PLAN COMMISSION and should be returned by 12/1/2025. 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, including noting that a number of zoning text and map amendments related to the Housing Forward" initiative were scheduled for review by the Housing Policy Committee at their November 18, 2025 meeting in advance of the December 1 Plan Commission meeting.

Following the overview of upcoming matters, the Plan Commission did a round of introductions to welcome Scott Chehak.

### - Upcoming Matters – December 1, 2025

- ID 90124 - 116-124 E Gorham Street - Conditional Use - Residential Building Complex - Relocate existing carriage house and renovate into 4 units and construct four-story, 18-unit multi-family dwelling on site also containing a two-story, 7-unit multi-family dwelling
- ID 90538, 90381 & 90393 - 425 N Frances Street and 450 W Gilman Street- Rezoning from UMX to DC, Conditional Use, and Certified Survey Map Referral - Construct 16-story mixed-use building with 700 square feet of commercial space and 118 multi-family units on one lot
- ID 90539, 90391 & 90394 - 501 N Whitney Way - Rezoning from NMX to TSS, Conditional Use and Certified Survey Map Referral - Construct five-story, 42-unit multi-family dwelling on one lot
- ID 90552 - Zoning Text Amendment - Amending Sections of Chapter 28 related to Housing and Auto-Oriented Uses in the Transit Oriented Development Overlay District
- ID 90553 - Rezoning 659 N Whitney Way and 5003 University Avenue from NMX to RMX, and rezoning 4860 Sheboygan Avenue from SE to RMX consistent with West Area Plan
- ID 90554 - Rezoning 402-434 and 429 Gammon Place and 433 S Gammon Road from CC to RMX and rezoning 5701-5801 Mineral Point Road and 442 S Rosa Road from SE to RMX consistent with West Area Plan
- ID 90555 - Rezoning 4217-4401 Lien Road and the north 220 feet of 4301 Lien Road from CC to CC-T consistent with Northeast Area Plan
- ID 90556 - Rezoning 3245 E Washington Avenue from TR-C1 to CC-T consistent with Northeast Area Plan
- ID 90557 - Zoning Text Amendment - Amending Sections within MGO Chapters 16 and 28 to create "Cottage Courts."

### - Upcoming Matters – December 15, 2025

- ID 90612 - 203-215 N Blount Street and 710-712 E Dayton Street - PD(GDP-SIP) Alteration to construct a four-story, 16-unit multi-family dwelling in place of approved 8-unit multi-family dwelling
- ID TBD, 90613 & 90617 - 33 W Johnson Street - Rezoning from PD to UMX, Conditional Use and Certified Survey Map Referral - Create two lots by CSM and construct eight-story, 205-room hotel on proposed Lot 1
- ID TBD, 90614 & 90618 - 411-433 W Gilman Street - Rezoning 411 W Gilman 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
- ID TBD - 5015 Sheboygan Avenue - Amended PD(GDP-SIP) to construct a one-story, 10,700 square-foot clubhouse for Monticello Apartments
- ID 90615 - 3205 Stevens Street - Conditional Use - Residential Building Complex - Construct two (2) four-story, 26-unit multi-family dwellings, a two-story, three-unit multi-family dwelling, and two (2) two-story, four-unit multi-family dwellings in existing residential building complex
- ID 90616 - 111 N Walter Street, Lot 10, Starkweather Plat - Preliminary Plat and Final Plat of First Addition to Starkweather Plat, creating 12 lots for single-family attached dwellings and one private outlot for access and utilities
- ID 90634 & 90636 - 6004 Commercial Avenue and 602-902 Reiner Road - Revised Preliminary Plat and Final Plat of Reiland Grove and approving the first final plat of Reiland Grove to create 125 lots for 88 single-family detached residences, 36 lots for 18 two-family residences, one lot for a subdivision "community" center, two outlots for stormwater management, one outlot for private open space, and six outlots for future development
- ID 90800 & 90806 - 2926 Atwood Avenue and 232-238 S Fair Oaks Avenue - Conditional Use and Certified Survey Map Referral - Construct four-story mixed-use building with 3,900 square feet of retail and 33 dwelling units on one lot following demolition of two buildings
- ID 90801 - 4000-4150 Packers Avenue - Final Plat of Raemisch Farm Development, First Addition, creating 76 residential lots, 1 lot for urban agriculture and open space, 1 outlot for public parkland and 1 outlot for private open space
- ID 90802 - 2150 Commercial Avenue - Certified Survey Map Referral to create two lots in RMX zoning

## Adjournment

**A motion was made by Glenn, seconded by Solheim, to Adjourn at 6:51 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