



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, February 16, 2026

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 p.m.

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

Excused: 1 - Derek Field

Gnam was chair for the meeting.

Staff present: Kevin Firchow, Colin Punt, Planning Division

Public Comment

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

There was no public comment. The commission was referred to recently received written comments.

Disclosures and Recusals

There were no disclosures or recusals.

Minutes of the February 2, 2026 Regular Meeting

A motion was made by Guequierre, seconded by Solheim, to Approve the Minutes. The motion passed by voice vote/other, with Wasniewski abstaining.

Schedule of Meetings

Regular Meetings:

- Monday, March 2, 16 and April 13, 27, 2026 at 5:30 p.m. (Virtual)

Special Meeting:

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

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. [91406](#) 942-963 Rise Lane and 969-979 N Fair Oaks Avenue (District 12):
Consideration of an alteration to approved conditional uses in the Commercial Corridor-Transitional (CC-T) District for a planned multi-use site containing a mixed-use building and multi-family dwellings to allow alternative screening along the boundary of the complex adjacent to residentially zoned properties.

On a motion by Guequierre, seconded by Glenn, the Plan Commission found the standards met and approved the conditional use alteration subjected to the conditions of the approval listed in the staff report. 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.
3. [91509](#) 437 S Yellowstone Drive (District 19): Consideration of a conditional use in the Suburban Employment (SE) District for dwelling units in a mixed-use building; and consideration of a conditional use in the SE District for a building taller than five stories and 68 feet, to allow construction of a six-story mixed-use building with 650 square feet of commercial space and 130 dwelling units.

On a motion by Guequierre, seconded by Glenn, the Plan Commission found the standards met, including standard 11 in reference to the contextual height of surrounding development and plan recommendations for the surrounding area, and approved the conditional uses subjected to the conditions of the approval listed in the staff report. 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.
4. [91866](#) 121 N Butler Street (District 2): Consideration of an alteration to an approved conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow an alternative material palette for an approved five-story, 73-unit apartment building.

On a motion by Guequierre, seconded by Glenn, the Plan Commission found the standards met and approved the conditional use subjected to the conditions of the approval listed in the staff report. 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: Item 5 should be referred to April 27, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission.

5. [91293](#) 111 N Walter Street (District 15): Consideration of a conditional use in the Traditional Residential-Varied 2 (TR-V2) District for a residential building complex containing two six-unit townhouse buildings and a shared storage building.

On a motion by Heck, seconded by Solheim, the Plan Commission referred the item to April 27, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission.

A motion was made by Heck, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 4/27/2026. 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 an overview of recent Common Council actions and upcoming matters to come before the Plan Commission.

- Recent Common Council Actions

- ID 91283 - 1936 Tennyson Lane - Rezoning from PD to SR-V2 - Approved on February 10, 2026 subject to Plan Commission recommendation
- ID 91294 - 2103 Sherman Avenue - Certified Survey Map to create one lot for mixed-use building - Approved on February 10, 2026 subject to Plan Commission recommendation
- ID 91295 - 1109 Seminole Highway - Certified Survey Map to create two lots in TR-C1 zoning - Approved on February 10, 2026 subject to Plan Commission recommendation

- Upcoming Matters – March 2, 2026

- ID 90916, 90614, 90618, 91233, 91234 & 91236 - 411-433 W Gilman Street - Rezoning from DC to UMX, Conditional Use, Certified Survey Map Referral, and Demolitions - 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 following demolition of 411, 415, and 433 W Gilman Street
- ID 91511 & 91513 - 2030 Pennsylvania Avenue and 1902 E Johnson Street - Conditional Use and Certified Survey Map Referral - Allow outdoor recreation (pool) for a proposed six-story, 493-unit multi-family dwelling in Urban Design Dist. 4, with CSM to create one lot for building
- ID 91512 & 91514 - 5555 Odana Road and 5534 Medical Circle - Conditional Use and Certified Survey Map Referral - Combine parcels into one lot and construct a six-story mixed-use building with 1,300 sq. ft. of commercial space and 154 dwelling units on Odana Road and a five-story mixed-use building with 6,450 sq. ft. of commercial space and 73 dwelling units on Medical Circle in Urban Design Dist. 3
- ID 91804 - 2400-2402 Darwin Road - Rezoning from IL to AP for future construction of additional parking for Dane County Regional Airport
- ID 91510 - 2927 E Washington Avenue - Conditional Use to allow amplified sound in outdoor eating area of tasting room
- ID 91645 - 1050 S High Point Road and 1051 S Pleasant View Road - Final Plat of Second Addition to Hill Valley, creating 189 lots for single-family dwellings, two-family dwellings, and townhouse units
- ID 91646 - 750 University Row - PD(SIP) Alteration to approve revised plans for parking structure to serve medical clinic
- ID 91647 - 1010 Ann Street - Conditional Use - Construct private parking facility for adjacent auto sales business

- Upcoming Matters – March 16, 2026

- ID TBD & 91902 - 10201 Hazy Sky Parkway and 726 Sugar Maple Lane - Rezoning from Temp. A to TR-P and Certified Survey Map Referral - Create two lots and one outlot for stormwater management in TR-P zoning and dedicate Sugar Maple Lane right of way
- ID 91903 - 2302 Willard Avenue - Conditional Use for a home occupation in an accessory building

Adjournment

**A motion was made by Solheim, seconded by Heck, to Adjourn at 6:29 p.m..
The motion passed by voice vote/other.**

[91389](#)

Registrants for 2026 Plan Commission Meetings