



# 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](http://www.madisoncitychannel.tv).*

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Monday, April 13, 2026

5:30 PM

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

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### Call to Order/Roll Call

Emily Gnam was chair for the meeting.

Staff Present: Meagan Tuttle, Secretary; Chris Wells, Colin Punt, Lisa Ernest, Planning Division; Karen Kapusta-Pofahl, Office of the Common Council.

Alders Present: Alder Ochowicz, District 2; Alder Pritchett, District 9; Alder Evers, District 13

**The meeting was called to order at 5:34 p.m**

**Present:** 8 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Nicole A. Solheim and Patrick W. Heck

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

**Excused:** 2 - Anjali Bhasin and Scott Chehak

### Public Comment

1. [60306](#) Plan Commission Public Comment Period  
Robert Klebba provided a public comment.

### Disclosures and Recusals

There were no disclosures or recusals.

### Minutes of the March 16, 2026 Regular Meeting

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

### Minutes of the March 31, 2026 Special Meeting

Sanders abstained.

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

### Schedule of Meetings

Regular Meetings:  
- Monday, April 27 and May 11, 2026 at 5:30 pm (Virtual)

Special Meeting:  
- Thursday, June 11, 2026 at 5:00 pm (Room 215, 215 Martin Luther King, Jr. Blvd. (Madison Municipal Building))

## Routine Business

2. [92352](#) Vacating and discontinuing Kipp Circle within the plat of Marsh Road Industrial Subdivision to allow the combining of lots for the development of a new industrial site. Being located in the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (District 16)  
**A motion was made by Solheim, seconded by Guequierre, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**
3. [92355](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of safety improvements at the intersection of S. Whitney Way and Odana Road. Located in part of the SW ¼ and the SE ¼ of Section 30, T7N, R9E, in the City of Madison. (District 11, District 19)  
**A motion was made by Solheim, seconded by Guequierre, 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

4. [92234](#) 1051 S Pleasant View Road (District 1): Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units; and consideration of a conditional use in the TR-U1 District for outdoor recreation, all to allow construction of a five-story, 226-unit multi-family dwelling with outdoor pool.  
On a motion by Solheim, seconded by Ald. Guequierre, 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 approve passed by voice vote/other.  
**A motion was made by Solheim, seconded by Guequierre, to Approve. The motion passed by voice vote/other.**
5. [92235](#) 1602 Gilson Street (District 13): Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant, and consideration of a conditional use in the TE District for an outdoor eating area open after 9 p.m. and amplified sound in an outdoor eating area for the restaurant.  
On a motion by Ald. Guequierre, seconded by Ald. Field, 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 approve passed by voice vote/other. In finding Approval Standard 3 met, the Plan Commission noted the applicant's interaction with and responsiveness to the neighborhood and the nature of activities planned for the outdoor eating area. 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. [92237](#) 7601 Ganser Way (District 9): Consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Overlay District for outdoor recreation (pool) to serve a six-story, 134-unit multi-family dwelling.

On a motion by Solheim, seconded by Heck, 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 approve passed by voice vote/other.

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

Note: Items 7-9 are related and were considered as one public hearing. Prior to discussion of items 7-9, on a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission re-opened the public hearing.

7. [91234](#) 415 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)

Prior to discussion of items 7-9, on a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission re-opened the public hearing.

On a motion by Solheim, seconded by Sanders, the Plan Commission found the standards 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. In finding Approval Standard 1 met, the Plan Commission noted that the future use is consistent with the adopted Plans. In finding Approval Standard 2 met, the Plan Commission noted the additional information provided in the new property condition report and the additional detail provided during the public hearing about the condition of the building.

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

8. [91236](#) 433 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)

Prior to discussion of items 7-9, on a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission re-opened the public hearing.

On a motion by Solheim, seconded by Sanders, the Plan Commission found the standards 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. In finding Approval Standard 2 met, the Plan Commission noted the additional information provided in the new property condition report, and the information in the history report that noted the original layouts have been significantly altered.

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

9. [90614](#) 411-433 W Gilman Street (District 2): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building with greater than six (6) stories, and consideration of a conditional use in the UMX District for outdoor recreation, to allow construction of a sixteen-story mixed-use building with 2,544 square feet of commercial space and 258 multi-family units.

Prior to discussion of items 7-9, on a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission re-opened the public hearing.

On a motion by Solheim, seconded by Sanders, 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 approve passed by voice vote/other.

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

Note: Items 10-12 are related and were considered as one public hearing.

10. [92209](#) Creating Section 28.022-00748 of the Madison General Ordinances to change the zoning of property located at 2066-2094 Helena Street from TE (Traditional Employment) District to TSS (Traditional Shopping Street) District. (District 6)
- On a motion by Ald. Guequierre, seconded by Solheim, 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 Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
11. [91908](#) 2066-2094 Helena Street (District 6): Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District and Transit-Oriented Development (TOD) zoning overlay district for a multi-family dwelling with greater than 60 dwelling units to allow construction of a three-story, 61-unit multi-family dwelling.
- On a motion by Ald. Guequierre, seconded by Ald. Field, 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 approve passed by voice vote/other.
- A motion was made by Guequierre, seconded by Field, to Approve. The motion passed by voice vote/other.**
12. [91912](#) Approving a Certified Survey Map of property owned by Helena Street, LLC located at 2066-2094 Helena Street (District 6).
- On a motion by Ald. Guequierre, seconded by Ald. Glenn, the Plan Commission found the standards met and forwarded the Certified Survey Map to the Common Council with a recommendation to approve subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.
- A motion was made by Guequierre, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 13 and 14 are related and were considered as one public hearing.

13. [92236](#) 1111-1135 Regent Street and 2 S Mills Street (District 13): Consideration of a conditional use in the Traditional Shopping Street (TSS) District and Transit-Oriented Development (TOD) Overlay District for dwelling units in a mixed-use building with greater than 60 units; consideration of a conditional use in the TSS District and TOD Overlay District for a building taller than four stories and 60 feet in height; consideration of a conditional use in the TSS District and TOD Overlay District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner; and consideration of a conditional use in the TSS District to modify the required side yard height transition to a residential district, all to allow construction of a six-story mixed-use building with 1,200 square feet of commercial space and 111 dwelling units.

On a motion by Heck, seconded by Ald. Field, the Plan Commission referred the conditional use request to April 27, 2026. The motion to refer passed by voice vote/ other. In the discussion on the motion the Plan Commission directed the applicant to consider how the building can be designed to provide more commercial frontage and reduce the intrusion into the rear yard height transition area.

Following the discussion on Item 13, on a motion by Ald. Field, seconded by Heck, the Plan Commission re-opened and continued the public hearing to the April 27, 2026 Plan Commission meeting.

**A motion was made by Heck, seconded by Field, to Refer to the PLAN COMMISSION and should be returned by 4/27/2026. The motion passed by voice vote/other.**

14. [92238](#)

Approving a Certified Survey Map of property owned by Peerless Development Co. located at 1111-1135 Regent Street and 2 S Mills Street (District 13).

On a motion by Heck, seconded by Ald. Guequierre, the Plan Commission referred the Certified Survey Map to April 27, 2026 (May 5, 2026 Common Council) pending a decision on the related conditional use request (ID 92236). The motion to refer passed by voice vote/ other.

**A motion was made by Heck, seconded by Guequierre, to RECOMMEND TO COUNCIL TO RE-REFER to the PLAN COMMISSION - REPORT OF OFFICER. The motion passed by voice vote/other.**

15. [91647](#)

1010 Ann Street (District 14): Consideration of a conditional use in the Commercial Center (CC) District for a private parking facility in the Transit-Oriented Development (TOD) zoning overlay.

On a motion by Solhiem, seconded by Ald. Guequierre, the Plan Commission referred the conditional use request to April 27, 2026 at the request of the applicant. The motion to refer passed by voice vote/ other.

**A motion was made by Solheim, seconded by Guequierre, to Refer to the PLAN COMMISSION and should be returned by 4/27/2026. The motion passed by voice vote/other.**

16. [91511](#)

2010-2030 Pennsylvania Avenue and 1902 E Johnson Street; Urban Design Dist. 4 (District 12): Consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Overlay District for outdoor recreation (pool) to serve a seven-story, 493-unit multi-family dwelling.

On a motion by Solhiem, seconded by Ald. Guequierre, the Plan Commission referred the conditional use request to May 11, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission on the proposed development. The motion to refer passed by voice vote/ other.

**A motion was made by Solheim, seconded by Guequierre, to Refer to the PLAN COMMISSION and should be returned by 5/11/2026. The motion passed by voice vote/other.**

### Member Announcements, Communications or Business Items

Ald. Glenn noted that she expects this to be her last Plan Commission meeting.

### Secretary's Report

Meagan Tuttle noted that several appointments will be expiring before the next Plan Commission meeting.

#### - Upcoming Matters – April 27, 2026

multi-tenant commercial building with drive-thru window in planned multi-use site (Revised plans)  
 - ID 91293 - 111 N Walter Street - Conditional Use - Residential Building Complex -

Construct two six-unit townhouse buildings and a shared storage building (Revised plans)  
- ID 92348 & 92239 - 822 Pulley Drive - Rezoning from SR-C1 to SR-C2 and Certified Survey Map Referral - Create two residential lots  
- ID 92387 & 92388 - 1051 S Pleasant View Road & 1050 S High Point Road - Revised Preliminary Plat and Revised Final Plat of First Addition to Hill Valley, creating 162 lots for single-family detached and attached homes, three lots for future multi-family development, one lot for future mixed-use development, one outlot to be dedicated for public park, three outlots to be dedicated for stormwater management, one outlot for private open space, and one outlot for future development  
- ID 92344 - Zoning Text Amendment - Amending various sections of Chapter 28 of the Madison General Ordinances to add "Fairground" as an accessory use

### **- Upcoming Matters – May 11, 2026**

- (Tentative) Election of Chair and Vice Chair of the Plan Commission  
- (Tentative) Plan Commission Appointment to the Joint Campus Area Committee (JCAC)  
- ID TBD & 92396 - 5817 Halley Way - Amended PD(SIP) and Conditional Use - Construct five-story, 97-unit multi-family dwelling with outdoor recreation (pickleball court)  
- ID TBD - 7901-7913 E Buckeye Road and 7102-7270 Maahic Way - Rezoning from CC-T and CN to Amended PD(GDP-SIP) - Rezone 7901, 7905 & 7913 E Buckeye Road to PD, amend General Development Plan and approve Specific Implementation Plan for Rodefild Landfill to relocate and expand space on the campus for materials recycling  
- ID 92588 - 406 N Frances Street - Conditional Use for outdoor eating area of restaurant open after 9:00 PM w/ amplified sound  
- ID 92589 - 7021 Cottage Grove Road - Certified Survey Map Referral - Create two residential lots in A (Agricultural) zoning

### **Adjournment**

**A motion was made by Glenn, seconded by Solheim, to Adjourn at 9:07 p.m. The motion passed by voice vote/other.**

### **[91389](#)**

Registrants for 2026 Plan Commission Meetings