



# 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 3, 2025

5:30 PM

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

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**\*\*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; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Anjali Bhasin; Nicole A. Solheim; Patrick W. Heck and Darrin S. Wasniewski

Gnam was chair for the meeting

Commissioner Wasniewski left the meeting at 5:36, returning at 6:25. At no point was quorum lost.

Alders also present: Verveer (4), Pritchett (9), Figueroa Cole (10), Matthews (12), Knox (14)

Staff present: Meagan Tuttle, Colin Punt, Planning Division; Jeff Quamme, City Engineering Division; Sean Malloy, Traffic Engineering Division

### Public Comment

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

There was not public comment

### Disclosures and Recusals

Alder Field and Commissioner McCahill disclosed that they each work for UW, but that it would not affect their votes for item 4.

### Minutes of the October 16, 2025 Special Meeting

Commissioner Sanders abstained from the vote.

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

### Minutes of the October 20, 2025 Regular Meeting

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

## Schedule of Meetings

Regular Meetings:

- Monday, November 17 and December 1, 15, 2025 at 5:30 p.m. (Virtual)

## Routine Business

2. [90310](#) Authorizing the execution of a Declaration of Public Right of Way for an extension of Driscoll Drive through a portion of City-owned land generally addressed as 135 Rustic Drive. (District 3)  
  
On a motion by Alder Glenn, seconded by Solheim, the Commission returned the item to lead with a recommendation to approve. The motion passed by voice vote/other.  
  
**A motion was made by Glenn, 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.**
  
3. [90545](#) Amending the records, including maps and databases, of the street address numbers and street names by the City Engineer, referred to in Sections 10.34, Madison General Ordinances by changing the name of a 250' long isolated portion of Ruskin St on the north side of Commercial Ave to Huxley St (District 12)  
  
On a motion by Solheim, seconded by Alder Field, the Commission returned the item to lead with a recommendation to approve. 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 BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

## New Business

4. [90103](#) Amending the City of Madison Official Map to remove mapped reservations for future public streets located on Block 2 of the University Addition to Madison in the Northwest Quarter of Section 23, Township 7 North, Range 9 East in the City of Madison, on land generally addressed as 975 University Avenue. (District 8)  
  
On a motion by Alder Glenn, seconded by Solheim, the Commission recommended to Council to adopt the amendment to the official map. The motion passed by voice vote/other.  
  
**A motion was made by Glenn, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**

## Public Hearings

### Development-Related Requests

5. [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 Solheim, seconded by Alder Field, the Commission voted to refer the item back to the November 17, 2025 Plan Commission meeting with direction to the applicant to submit the following materials and changes to submitted plans identified by the Commission needed for the proposal to meet conditional use standards 3 and 5:

- A management plan in the form required by the Zoning Administrator that additionally provides sufficient detail regarding issues identified by the Plan Commission necessary to address the concerns raised by the Commission regarding conditional use approval standards 3 and 5, including:

- resident move-in and move-out arrangements (including detailed information regarding the scheduling and area to be used for move in/move out operations),
- management of vehicles parking in loading areas
- short-term delivery and rideshare accommodations;
- refuse pick-up (including scheduling), and
- management and 24-hour contact.

- Minor revisions to the first floor to improve the loading area and accommodate a management office near the loading area and the front entry to the building.

The motion passed by voice vote/other

**A motion was made by Solheim, seconded by Field, to Refer to the PLAN COMMISSION and should be returned by 11/17/2025. The motion passed by voice vote/other.**

6. [90014](#)

511-515 W Dayton Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a residential building complex containing two new (2) two-family dwellings in the rear yard of two existing three-family dwellings with shared pedestrian access.

On a motion by Alder Guequierre, seconded by Alder Glenn, the Commission found the standards met and approved the conditional use subject to the conditions recommended in the staff report with the following amendments to the recommended conditions of approval from UDC:

That condition of approval 3 be revised to read: "The project shall return to the UDC Secretary for final review and approval of UDC-recommended conditions of approval."

That condition of approval 5 be revised to read: "Add windows on the side elevation to break up the blank wall expanses."

The motion passed by voice vote/other.

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

Note: Items 7-9 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

7. [90173](#)

Amending the City of Madison Official Map to remove a mapped reservation for a future public street located in the West Half of the Northwest Quarter of Section 31, Township 7 North, Range 10 East, in the City of Madison, on land addressed as 1201 Moorland Road (District 14).

On a motion by Alder Glenn, seconded by Solheim, the Commission recommended to Council to adopt the amendment to the official map. The motion passed by voice vote/other.

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

- 8. [90174](#) Creating Section 28.022-00729 of the Madison General Ordinances to change the zoning of property located at 1233-1241 Moorland Road from SR-C1 (Suburban Residential-Consistent 1) District to A (Agricultural) District. (District 14)

On a motion by Alder Glenn, seconded by Solheim, the Commission found the standards met and recommended to Council to adopt the zoning map amendment. The motion passed by voice vote/other.

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

- 9. [90019](#) Approving a Certified Survey Map of property owned by the Madison Metropolitan Sewerage District located at 1201-1241 Moorland Road (District 14).

On a motion by Alder Glenn, seconded by Solheim, the Commission found the standards met and recommended to Council to adopt the certified survey map. The motion passed by voice vote/other.

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

### Secretary's Report

Secretary Tuttle provided an overview of recent Common Council actions and upcoming matters, including zoning text amendments related to Housing Forward at the December 1 Plan Commission meeting.

### Member Announcements, Communications or Business Items

There were no member announcements, communications, or business items

#### - Recent Common Council Actions

- ID 89078 - 3357-3359 E Washington Avenue - Rezoning from TR-V1 to CC-T as part of larger redevelopment - Approved on October 28, 2025 subject to Plan Commission recommendation
- ID 89899 & 89767 - 6303 Portage Road & 4821 Hoepker Road - Rezoning from Temp. A to TR-P and Preliminary Plat of LEO Living, creating six lots in TR-P for future residential development - Approved on October 28, 2025 subject to Plan Commission recommendation

#### - Upcoming Matters – November 17, 2025

- ID 90161, 90536 & 90126 - 801 S Whitney Way - Demolition Referral, Rezoning from CN to PR, and Conditional Use - Demolish and reconstruct Madison Water Utility Unit Well No. 12 and reservoir
- ID 90537 & 90127 - 3618 Milwaukee Street - Rezoning from TR-C1 to CC-T and TR-U2 and Certified Survey Map Referral - Create one lot for future mixed-use development in CC-T zoning, two lots for residential development in TR-U2 zoning, and one outlot for stormwater management
- ID 90344 - 1440 E Washington Avenue - Conditional Use for general retail business in existing building
- ID 90345 - 4718 Hammersley Road - Conditional Use for an adult daycare center

#### - 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 90540 - 1111 Highland Avenue - Amended CI District Master Plan for UW-Madison campus to allow construction of a three-story, 54,260 square-foot addition to University Hospital (WIMR)
- ID 90552 - Zoning Text Amendment to amend 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 429-433 Gammon Place from CC to RMX and rezoning 5701-581 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 to amend Sections within MGO Chapters 16 and 28 to create "Cottage Courts."

## Adjournment

**A motion was made by Solheim, seconded by Heck, to Adjourn at 8:41 p.m.  
The motion passed by voice vote/other.**

### [86598](#)

#### Registrants for 2025 Plan Commission Meetings

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