



# 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).*

---

Monday, June 29, 2026

5:30 PM

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

---

### Call to Order/Roll Call

Staff Present: Meagan Tuttle, Lisa Ernest, Planning Division; Jacob Moskowitz, Assistant Zoning Administrator  
Alders Present: Alder Evers, Alder Madison

**Chair Gnam called the meeting to order at 5:30 p.m.**

**Present:** 11 - John P. Guequierre; Yannette Figueroa Cole; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Anjali Bhasin; Nicole A. Solheim; Patrick W. Heck; Darrin S. Wasniewski and Scott Chehak

### Public Comment

There was no public comment.

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

### Disclosures and Recusals

There were no disclosures or recusals.

### Minutes of the June 15, 2026 Regular Meeting

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

### Schedule of Meetings

Regular Meetings:  
- Monday, July 13, 27 and August 10, 31, 2026 at 5:30 pm (Virtual)  
Special Meeting:  
- Tuesday, September 29, 2026 at 5:00 pm (Room 215, 215 Martin Luther King, Jr. Blvd., Madison Municipal Building)

### New Business

2. [93600](#) Authorizing the execution of a partial release of a platted "Building Construction Envelope" on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).

On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole the Plan Commission found the standards met and recommended that the Common Council authorize the partial release of a platted "Building Construction Envelope" on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson

Court. The motion passed by voice vote/other.

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

## Public Hearings

### Zoning Text Amendments

3. [93403](#) Amending Sections 28.032, 28.091, and 28.151 of the Madison General Ordinances to remove the requirement of vehicular access to a collector street for ten use types.
- On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other.
- A motion was made by Guequierre, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
4. [93404](#) Amending Sections of Chapter 28 of the Madison General Ordinances to increase the maximum height allowed for nonresidential buildings in certain districts through conditional use approval.
- On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found the standards met and recommended that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other.
- A motion was made by Guequierre, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

### Development-Related Requests

5. [93272](#) 3517 W Beltline Highway (District 10): Consideration of a conditional use in the Suburban Employment (SE) District for warehousing and storage.
- On a motion by Alder Guequierre, seconded by Alder Figueroa Cole, the Commission found the standards met and approved the conditional use subject to the conditions listed in the staff report. The motion passed by voice vote/other.
- A motion was made by Guequierre, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.**
6. [93273](#) 1336 Drake Street (District 13): Consideration of a conditional use in the Neighborhood Mixed-Use (NMU) District for amplified sound in the outdoor eating area of a restaurant.
- On a motion by Heck, seconded by Alder Field, the Commission found the standards met and approved the conditional use subject to the conditions listed in the staff report with the following changes: remove condition #1, and modify condition #2 to read, "That between May 1 and October 31, outdoor amplified sound is allowed on Sundays between the hours of 3 p.m. to 5 p.m. Between May 1 and August 31, outdoor amplified sound is also allowed on Thursdays between the hours of 5:30 p.m. to 8 p.m. and on the first and third Saturdays of each month from 5:30 p.m. to 8:30 p.m." The motion passed by voice vote/other.
- In finding Approval Standard 3 met, the Plan Commission cited the limited hours of operation, and that the applicant is an established business with a track record of limited complaints and neighborhood support. They noted that this is different from other requests where there were known issues or the applicant was a new business. They noted that continuing jurisdiction is the appropriate mechanism for addressing any problems in the future.

---

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

## Special Item of Business

7. [93441](#) Data Center Moratorium Update

Planning Division staff gave a presentation followed by a discussion with the Plan Commission.

## Member Announcements, Communications or Business Items

Alder Field shared what he learned on his visit to Madison's sister city Freiburg, Germany

## Secretary's Report

Secretary Tuttle noted that this is Commissioner McCahill's last meeting as a member of the Plan Commission and thanked him for his service.

### - Recent Common Council Actions

- ID 93125 & 92843 - 1151 Jenifer Street - Rezoning from TR-C4 to TR-C3 and Certified Survey Map Referral - Create two lots in Third Lake Ridge Historic District - Approved on June 23, 2026 subject to the recommendations of the Plan Commission
- ID 92844 - 401 & 404 N Sugar Maple Lane 402 Tawny Elm Parkway - Preliminary Plat of Herring Property Subdivision, creating approximately 25 lots for future residential development and 8 outlots to be dedicated or acquired for stormwater management or public park - Approved on June 23, 2026 subject to the recommendations of the Plan Commission
- ID 92878 - Southeast Area Plan - Approved on June 23, 2026 subject to the recommendations of the Plan Commission
- ID 92879 - Southwest Area Plan - Approved on June 23, 2026 subject to the recommendations of the Plan Commission

### - Upcoming Matters – July 13, 2026

- (Tentative) Election of Chair and Vice Chair of the Plan Commission
- (Tentative) Plan Commission Appointment to the Joint Campus Area Committee (JCAC)
- ID 92877, 92590 & 92602 - 1910 Roth Street & 1201 Huxley Street - Rezoning from TR-U1 to TR-U2 -Conditional Use - Residential Building Complex and Certified Survey Map Referral - Combine underlying parcels into one lot by CSM and construct two four-story multi-family dwellings with 163 total units
- ID 93275 - 110 E Rusk Avenue/ 1919 Alliant Energy Center Way - Conditional Use - Construct additions to existing 172,000 square-foot auditorium (Exhibition Hall at Alliant Energy Center)
- ID 93508 - 2219 Monroe Street - Conditional Use - Construct 1200-person capacity stadium, concession stand/restroom building, and storage buildings for Goodman Athletic Complex on Edgewood Campus
- ID 93509 - 3602 Atwood Avenue - Conditional Use - Convert commercial building into two-family dwelling - two-unit
- ID 93510 - 4908 Felland Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Burke

### - Upcoming Matters – July 27, 2026

- ID 93276 - 502 Pflaum Road - Conditional Use - Construct new public school building to replace Sennett Middle School
- ID 93277 - 4301 Cherokee Drive - Conditional Use - Construct new public school building to replace Cherokee Heights Middle School

## Adjournment

**A motion was made by Solheim, seconded by Heck, to Adjourn at 7:47 p.m. The motion passed by voice vote/other.**

[91389](#)

Registrants for 2026 Plan Commission Meetings