



# 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, May 19, 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:** 11 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck; Anjali Bhasin and Darrin S. Wasniewski

**Excused:** 1 - Bob Soldner

Gnam was chair for the meeting.

Alders also present: Pritchett (9), Figueroa Cole (10)

Staff Present: Meagan Tuttle, Secretary; Colin Punt, Planning Division

### PUBLIC COMMENT

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

There was no public comment

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals

### MINUTES OF THE MAY 12, 2025 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:

- Mondays, June 9, 23 and July 7, 28, 2025 at 5:30 p.m. (Virtual)

Special Meeting:

- Monday, June 2, 2025 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

**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. [83269](#) 709-711 E Johnson Street (District 6): Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for an outdoor eating area open past 9:00 p.m.  
  
On a motion my Field, seconded by Mendez, the Plan Commission found the standards met and approved the conditional use.  
  
The motion passed by voice vote/other.  
  
**A motion was made by Field, seconded by Mendez, to Approve. The motion passed by voice vote/other.**
3. [87879](#) 4506-4514 Verona Road (District 10): Consideration of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to allow construction of a five-story mixed-use building containing 324 square feet of commercial space and 93 apartments.  
  
On a motion my Field, seconded by Mendez, the Plan Commission referred the item to the Plan Commission meeting of June 9, 2025 at the request of the applicant.  
  
The motion passed by voice vote/other.  
  
**A motion was made by Field, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 6/9/2025. The motion passed by voice vote/other.**

**Land Division**

4. [87880](#) 3895 and 3897 Vilas Hope Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to reconfigure two existing lots  
  
On a motion my Field, seconded by Mendez, the Plan Commission found the standards met and approved the certified survey map.  
  
The motion passed by voice vote/other.  
  
**A motion was made by Field, seconded by Mendez, to Approve. 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

Secretary Tuttle requested commissioners provide her with updates to their availability for the regularly-scheduled meeting of June 9. Secretary Tuttle also provided a review of upcoming matters.

### - Upcoming Matters – June 9, 2025

- ID 88325 & 87881 - 3535-3553 University Ave. and 733-737 N Meadow Lane - Rezoning from TR-C1 to CC-T and Conditional Use - Construct a six-story mixed-use building with 4,268 square feet of commercial space and 146 apartments
- ID 88001 - Amend Section 28.037(2) of the Zoning Code related to SR-C3 District Dimensional Requirements to update Lot Area Requirements
- ID 88003 - Amend Section 28.183(9)(b) of the Zoning Code related to conditional uses to clarify conditional use approval language.
- ID 88004 - Amend Subsections within 28.138 of the Zoning Code related to Lakefront Development to update the lakefront setback requirements.
- ID 88005 - Amend Section 28.082(1) of the Zoning Code to allow 'Lodge, Private Club, Reception Hall' as a conditional use in SE (Suburban Employment) District
- ID 88006 - Amend the definition of 'Place of Worship' in Section 28.151 of the Zoning Code to include a minimum seating capacity size for the sanctuary or main activity area of new places of worship.
- ID 88195 - 10 S Paterson Street - Conditional Use - Allow restaurant-tavern and food and related goods sales tenant in a mixed-use building
- ID 88198 & 88199 - 842 Jupiter Drive - PD(SIP) Alteration and Conditional Use - Convert assisted living facility into community living arrangement with greater than 15 residents with counseling and community services
- ID 88200 - 3450 Milwaukee Street - Conditional Use - Construct a four-story mixed-use building with 6,168 sq. ft. of commercial space and 156 apartments on Lot 4 and Outlots 2 and 3 of proposed Starkweather plat
- ID 88201 & 88207 - 6901-6933 Manufacturers Drive - Conditional Use and Certified Survey Map Referral - Construct personal indoor storage facility on one lot
- ID 88202 - 6105 S Highlands Avenue - Demolition Permit - Demolish single-family residence

### - Upcoming Matters – June 23, 2025

- ID 87841 & 87657 - 1970-1978 University Bay Drive- Rezoning from CN to PR and Conditional Use - Construct one-story, 11,500 square-foot visitor center at Lakeshore Nature Preserve
- ID 88203, 88204 & 88209 - 501 E Washington Avenue - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish office building to construct seven-story, 223-unit apartment building on one lot in Urban Design Dist. 4
- ID 88205 - 630 E Washington Avenue - Conditional Use - Construct an up to five-story building with a mission house, rooming house, community and counseling services, health services, and place of worship in two phases in Urban Design Dist. 8
- ID TBD & 88206 - 6004 Commercial Avenue and 602-904 Reiner Road - Rezoning from A to TR-P and TR-U1 and Preliminary Plat of Reiland Grove, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for public park, four outlots for public stormwater management, one outlot for private park, one outlot for a private alley, and six outlots for future development
- ID TBD - 1138 Williamson Street - Rezoning from TR-V1 to TSS for future mixed-use reuse of existing two-story building

## ADJOURNMENT

**A motion was made by Guequierre, seconded by Solheim, to Adjourn at 5:43 p.m. The motion passed by voice vote/other.**

[86598](#)

Registrants for 2025 Plan Commission Meetings