



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, September 15, 2025

5:30 PM

****Virtual Meeting****

Call to Order/Roll Call

Gnam was chair for the meeting.

Staff Present: Meagan Tuttle, Lisa McNabola, Planning Division. Lisa Laschinger, Parks Division.

Chair Gnam called the meeting to order at 5:30

Present: 9 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Anjali Bhasin; Nicole A. Solheim; Patrick W. Heck and Darrin S. Wasniewski

Excused: 1 - Christopher T. McCahill

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 August 25, 2025 Regular Meeting

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

Schedule of Meetings

Regular Meetings:

- Monday, October 6, 20 and November 3, 17, 2025 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, October 16, 2025 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215 Martin Luther King, Jr. Blvd.)

New Business

2. [89620](#) Adopting the 2025-2030 Park and Open Space Plan as a Supplement to the City of Madison Comprehensive Plan. (Citywide)

On a motion by Alder Field, seconded by Alder Guequierre, the Plan Commission recommended approval of the 2025-2030 Park and Open Space Plan as a Supplement to the City of Madison Comprehensive Plan with a recommendation to amend Table 3.2: Park Amenities Potentially Available by Park Classifications to add Bicycle Parking to the list of park facilities. The motion to recommend approval with the amended language passed by voice vote/ other.

A motion was made by Field, seconded by Guequierre, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

Public Hearings

Development-Related Requests

3. [89234](#) 1402 Wyoming Way (District 18): Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school, public or private, and consideration of a conditional use in the SR-C1 District for a building or structure exceeding 10,000 square feet in floor area to allow construction of a new public school building to replace the existing school building (Black Hawk Middle School and Gompers Elementary School).
- On a motion by Alder Glenn, seconded by Solheim, 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 after a roll call vote.
- A motion was made by Glenn, seconded by Solheim, to Approve. The motion passed by the following vote:**
- Ayes:** 7 - John P. Guequierre; Carmella Glenn; Derek Field; Sara R. Sanders; Anjali Bhasin; Nicole A. Solheim and Patrick W. Heck
- Noes:** 1 - Darrin S. Wasniewski
- Excused:** 1 - Christopher T. McCahill
- Non Voting:** 1 - Emily R. Gnam
4. [89235](#) 5501 Schroeder Road (District 20): Consideration of a conditional use in the Parks and Recreation (PR) District for an outdoor eating area for a food and beverage establishment open after 9:00 p.m., and consideration of a conditional use in the PR District for amplified sound for an outdoor eating area for a food and beverage establishment.
- On a motion by Alder Glenn, 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 Glenn, seconded by Heck, to Approve. The motion passed by voice vote/other.**

Note: Items 5-8 are related and were considered as one public hearing.

5. [89434](#) 302 E Washington Avenue - Consideration of a demolition permit to demolish a commercial building (District 2)
- On a motion by Heck, seconded by Solheim, the Plan Commission found the standards met and approved the demolition subject to the comments and conditions contained in the Plan Commission materials and the following additional condition: The applicant shall work with the City's Preservation Planner to establish an appropriate photographic record of the exterior of the building and any associated information about the use of the building when the Capital Times was located in the building. The motion

to approve passed by voice vote/ other.

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

6. [89375](#) Creating Section 28.022-00724 of the Madison General Ordinances to change the zoning of property located at 302-308 East Washington Avenue and 15-27 North Butler Street from UMX (Urban Mixed-Use) and PD (Planned Development) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00725 to approve a Specific Implementation Plan. (District 2)

On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission found the standards met and recommended to Council to approve the zoning map amendment, subject to the comments and conditions contained in the Plan Commission materials. 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.

7. [89237](#) 302-308 E Washington Avenue/15-27 N Butler Street (District 2): Consideration of a Conditional Use for two stories of additional building height as allowed in MGO Section 28.071(2)(b) to allow construction of an 11-story, 76-unit mixed-use building.

On a motion by Alder Guequierre, seconded by Alder Glenn, 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 Glenn, to Approve. The motion passed by voice vote/other.

8. [88957](#) Approving a Certified Survey Map of property owned by Butler Plaza, LLC located at 302-308 E Washington Avenue and 15-27 N Butler Street (District 2).

On a motion by Commissioner Solheim, seconded by Alder Guequierre, the Plan Commission found the standards met and voted to recommend to Council to adopt the resolution approving the certified survey map, subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

9. [89232](#) 1601 N Sherman Avenue/1610 Ruskin Street (District 12): Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for a school, public or private, and consideration of a conditional use in the TR-C4 District for a building or structure exceeding 10,000 square feet in floor area to allow construction of a new public school building to replace the existing school building Sherman Middle School and Shabazz City High School).

On a motion by Alder Glenn, seconded by Heck, the Plan Commission referred this matter to October 6, 2025 pending review by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Glenn, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 10/6/2025. The motion passed by voice vote/other.

Special Item of Business

10. [89885](#) Discussion of 2025 Plan Commission Member Survey Results

Plan Commission Secretary Tuttle gave an overview of the Plan Commission Member Survey Results. Plan Commission members discussed the results. No action was taken on this item.

Member Announcements, Communications or Business Items

There were no member announcements, communications, or business items.

Secretary's Report**- Recent Common Council Actions**

- ID 89376 - 124-126 State Street - Rezoning existing mixed-use building from PD to DC - Approved on September 2, 2025 subject to Plan Commission recommendation
- ID 89326 - Amending MGO Section 28.098 related to Alterations to a Planned Development District to include a timeline for inactivity - Approved on September 2, 2025 subject to Plan Commission recommendation
- ID 89357 - Amending MGO Section 28.098(2)(h) related to updating Planned Development zoning to allow additional stories for downtown affordable housing - Approved on September 2, 2025 subject to Plan Commission recommendation
- ID 89358 - Amending MGO Section 28.151 related to Supplemental Regulations to amend the regulations for Accessory Dwelling Units - Approved on September 2, 2025 subject to Plan Commission recommendation

- Upcoming Matters – October 6, 2025

- ID 89718 - 702 N Midvale Boulevard - Rezoning from PD(GDP) to PD(SIP) - Approve new Specific Implementation Plan for "Hilldale Phase 3" to allow Heather Crest street improvements to be constructed (superseding May 2023 SIP approval)
- ID 89452 & 89481 - 305 N Frances Street and 533 Conklin Place - Conditional Use and Certified Survey Map Referral - Construct a 16-story mixed-use building with 2,800 square feet of commercial space and 387 apartments on one lot
- ID 89479 & 89482 - 53 West Towne Mall - Conditional Use and Certified Survey Map Referral - Divide parcel into two lots and construct coffee shop with drive-thru window on proposed Lot 1
- ID 89762 & 89776 - 120-126 N Orchard Street and 1313 & 1314 Randall Court - Conditional Use and Certified Survey Map Referral - Construct an eight-story, 48-unit apartment building and reconfigure six parcels into two lots by CSM
- ID 89766 - 4000-4150 Packers Avenue - Final Plat of Raemisch Farm Development, creating 4 lots for residential development, 2 lots for commercial/mixed-use development, and 1 outlot for stormwater management

- Upcoming Matters – October 16, 2025

- Planning & Development coordination with the Madison Metropolitan School District
- Urban Design Commission Code Update
- Curb Management Framework Update

- Upcoming Matters – October 20, 2025

- ID 89078 & 88777 - 922-930 N Fair Oaks Avenue & 3357-3375 E Washington Avenue - Rezoning from TR-V1 to CC-T and Conditional Use - Construct a five-story, 171-unit mixed-use building with 3,300 sq. ft. of commercial space and a two-story, 6-unit townhouse in Urban Design Dist. 5 (Referred at applicant request)
- ID 89236 - 139 W Wilson Street - Conditional Use - Construct a 16-story, 320-unit apartment building
- ID TBD & 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
- ID 89774 - 3222-3238 E Washington Avenue & 3229 Ridgeway Avenue - Conditional Use - Construct a five-story mixed-use building with an office for human service programs and 36 apartments in Urban Design Dist. 5
- ID 89775 - 7103 Millpond Road & 4402 Brandt Road - Conditional Use - Construct administration building and accessory buildings for Dane County sustainability campus

and sanitary landfill

Adjournment

A motion was made by Field, seconded by Heck, to Adjourn at 8:00 p.m. The motion passed by voice vote/other.

Registrations

[86598](#)

Registrants for 2025 Plan Commission Meetings