



City of Madison

City of Madison
Madison, WI 53703
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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.

Monday, October 20, 2025

5:30 PM

****Virtual 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.

Staff Present: Meagan Tuttle, Tim Parks, 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 October 6, 2025 Regular Meeting

Commissioners Solheim and Sanders abstained from the vote

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 3, 17 and December 1, 15, 2025 at 5:30 p.m. (Virtual)

Public Hearings

Development-Related Requests

2. [89775](#) 7103 Millpond Road and 4402 Brandt Road (CTH AB) (District 16):
Consideration of a major alteration to an conditional use in the Industrial-General (IG) District for a landfill to allow Dane County to construct

a sanitary landfill and offices for a sustainability campus.

On a motion by Solheim, seconded by Heck, the Plan Commission found the standards met and approved the conditional use alteration subject to the conditions recommended in the staff report and addendum. The motion passed by voice vote/other.

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

- 3. [89990](#) 2017 S Stoughton Road (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District for a service business tenant (tattoo parlor) in an existing multi-tenant building.

On a motion by Solheim, seconded by Heck, the Plan Commission found the standards met and approved the conditional use subject to the conditions recommended in the staff report. The motion 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 4 and 5 are related and were considered as one public hearing.

- 4. [89078](#) Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 3357 and 3359 East Washington Avenue from TR-V1 (Traditional Residential-Varied 1) District to CC-T (Commercial Corridor-Transitional) District. (District 12)

On a motion by Solheim, seconded by Heck, the Plan Commission found the standards met and recommended to Council to approve the zoning map amendment subject to the conditions recommended in the staff report. The motion passed by voice vote/other.

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

- 5. [88777](#) 922-930 N Fair Oaks Avenue & 3357-3375 E Washington Avenue (District 12): Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District and Transit-Oriented Development Overlay District for dwelling units in a mixed-use building with more than 100 units, and consideration of a conditional use in the CC-T District for single-family dwelling, all to allow construction of a five-story, mixed-use building with 3,300 square feet of commercial space and 171 dwelling units and a two-story, six-unit townhouse building.

On a motion by Solheim, seconded by Heck, the Plan Commission found the standards met and approved the conditional use subject to the conditions recommended in the staff report. The motion 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 6 and 7 are related and were considered as one public hearing.

- 6. [89899](#) Creating Section 28.022-00728 of the Madison General Ordinances to change the zoning of property located at 6303 Portage Road and 4821 Hoepker Road from Temporary A (Agriculture) District to TR-P (Traditional Residential-Planned) District. (District 17)

On a motion by Solheim, seconded by Alder Glenn, the Plan Commission found the standards met and recommended to Council to approve the zoning map amendment subject to the conditions recommended

in the staff report. The motion passed by voice vote/other.

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

- 7. [89767](#) Approving the preliminary plat of the *LEO Living* on property addressed as 6303 Portage Road and 4821 Hoepker Road (District 17).

On a motion by Alder Guequierre, seconded by Solheim, the Plan Commission found the standards met and recommended to Council to approve the preliminary plat subject to the conditions recommended in the staff report, specifically noting the importance of the condition requiring the submittal of a revised preliminary plat. The motion passed by voice vote/other.

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

Note: Items 8 and 9 are related and were considered as one public hearing.

- 8. [89762](#) 120-126 N Orchard Street; 1313 Randall Court, and 1314 Randall Court (District 8): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with between 37 and 60 units; consideration of a conditional use in the TR-U2 District for a building exceeding six stories and 78 feet in height, and; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, all to allow construction of an eight-story, 48-unit apartment building.

On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission voted to place the conditional use request on file without prejudice at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Guequierre, seconded by Field, to Place On File Without Prejudice. The motion passed by voice vote/other.

- 9. [89776](#) Approving a Certified Survey Map of property owned by 4 Lakes Properties, LLC and Dayton-Orchard, LLC located at 120-126 N Orchard Street, 1313 Randall Court, 1314 Randall Court, and 1309-1311 W Dayton Street (District 8).

On a motion by Solheim, seconded by Heck, the Plan Commission found the standards met and recommended to Council to approve the certified survey map subject to the conditions recommended in the staff report. The motion passed by voice vote/other.

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

Note: Items 10 and 11 are related and were considered as one public hearing.

- 10. [89774](#) 3222-3238 E Washington Avenue and 3229 Ridgeway Avenue (District 12): Consideration of a conditional use in the Traditional Residential-Urban 2 (TR-U2) District for offices for human service programs, and consideration of a conditional use in the TR-U2 District for a building exceeding four stories and 52 feet in height to allow construction of a five-story mixed-use building with 91 apartments and an office for a human service program.

On a motion by Heck, seconded by Alder Field, the Plan Commission found the standards met and approved the conditional use subject to the conditions recommended in the staff report and the following additional condition:

That the applicant explore the addition of or moving of more bicycle parking stalls to the upper structured parking level.

The motion passed by voice vote/other.

On a previous motion by Alder Guequierre, seconded by Solheim, the Commission corrected the agenda item title from "...five-story mixed-use building with 36 apartments..." to "...five-story mixed-use building with 91 apartments..." The motion for correction passed by voice vote/other.

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

11. [90015](#)

Approving a Certified Survey Map of property owned by Volker Development, Inc. located at 3222-3238 E Washington Avenue and 3229 Ridgeway Avenue (District 12).

On a motion by Solheim, seconded by Alder Glenn, the Plan Commission found the standards met and recommended to Council to approve the certified survey map subject to the conditions recommended in the staff report. The motion passed by voice vote/other.

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

12. [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 Alder Glenn, seconded by Solheim, the Plan Commission voted to re-refer the conditional use request to the November 3, 2025, Plan Commission meeting at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Glenn, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 11/3/2025. The motion passed by voice vote/other.

Member Announcements, Communications or Business Items

Commissioners discussed future meeting dates and potential future discussion topics for in-person work sessions.

Secretary's Report

Secretary Tuttle made announcements regarding the 2026 Plan Commission schedule, recent Common Council actions, and upcoming matters before the Plan Commission.

- 2026 Development Review Schedules: Plan Commission, Urban Design Commission, and Landmarks Commission

Secretary Tuttle announced that the 2026 Plan Commission schedule of regular meetings has been finalized and posted. 2026 in-person work sessions will be scheduled later.

- Recent Common Council Actions

- ID 89718 - 702 N Midvale Boulevard - Rezoning from PD(GDP) to PD(SIP) - Approve new Specific Implementation Plan for "Hilldale Phase 3" - Approved on October 7, 2025 subject to Plan Commission recommendation
- 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 - Approved on October 7, 2025 subject to Plan Commission recommendation
- ID 89916 - Amending several sections of Chapter 28 to reduce minimum lot width and lot area within certain zoning districts and to reduce the rear setback for alley loaded one-story attached garages - Approved on October 7, 2025 subject to Plan Commission recommendation
- ID 89917 - Amending various sections of Chapter 28 to update the existing step-down rules for larger buildings when adjacent to a residential district - Approved on October 7, 2025 subject to Plan Commission recommendation
- ID 89918 - Amending sections within Chapter 28 to allow detached Accessory Dwelling Units to have two units and not be included in maximum permitted use accessory structure size - Approved on October 7, 2025 subject to Plan Commission recommendation
- ID 90056 - Amending MGO Section 28.183(9) to amend the scope of approval for conditional uses and amending MGO Section 28.206 to include a fee for conditional use extensions - Approved on October 7, 2025 subject to Plan Commission recommendation

- Upcoming Matters – November 3, 2025

- ID 90103 - 975 University Avenue - Official Map Amendment to remove mapped reservations for future streets adjacent to Grainger Hall
- ID 90014 - 511-515 W Dayton Street - Conditional Use - Residential Building Complex - Construct two (2) two-family dwellings in the rear yard of two existing three-family dwellings with shared pedestrian access
- ID 90173 - 1201-1241 Moorland Road - Official Map Amendment to remove mapped reservation for future street from Official Map
- ID 90174 & 90019 - 1201-1241 Moorland Road - Rezoning 1233-1241 Moorland Road from SR-C1 to A and Certified Survey Map Referral - Combine three parcels into one lot for solar electric power production and one outlot for public open space in A zoning

- Upcoming Matters – November 17, 2025

- ID 90161 & TBD - 801 S Whitney Way - Demolition and Rezoning from CN to PR - Demolish existing Madison Water Utility Unit Well No. 12 and reservoir and rezone to facilitate construction of new well and reservoir
- ID TBD & 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 mgmt.
- ID 90344 - 1440 E Washington Avenue - Conditional Use for general retail business in existing building
- ID 90345 - 4718 Hammersley Road - Conditional Use to convert building into adult daycare center

Adjournment

A motion was made by Glenn, seconded by Field, to Adjourn at 6:50 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.