



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, October 6, 2025

5:30 PM

****Virtual Meeting****

****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: 8 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Christopher T. McCahill; Anjali Bhasin; Patrick W. Heck and Darrin S. Wasniewski

Excused: 2 - Sara R. Sanders and Nicole A. Solheim

Gnam was chair for the meeting.

Alders also present: Lankella (7), Figueroa Cole (10)

Staff Present: Meagan Tuttle, Colin Punt, Planning Division; Matt Tucker, Katie Bannon, Jacob Moskowitz, Building Inspection Division; Christie Baumel, Deputy Mayor

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 September 15, 2025 Regular Meeting

A motion was made by Glenn, seconded by Wasniewski, to Approve the Minutes of the September 15, 2025 regular meeting. The motion passed by voice vote/other.

Schedule of Meetings

Regular Meetings:

- Monday, October 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.)

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. [89718](#) Creating Section 28.022-00728 of the Madison General Ordinances to change the zoning of property located at 702 North Midvale Boulevard and 401 North Segoe Road from PD(GDP) (Planned Development-General Development Plan) District to PD (SIP) (Planned Development-Specific Implementation Plan) District. (District 11)

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

A motion was made by Guequierre, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
3. [89766](#) Approving the final plat of *Raemisch Farm Development* on land generally addressed as 4000-4150 Packers Avenue (District 18).

On a motion by Alder Glenn, seconded by Heck, the Plan Commission found the standards met and recommended to the Council to adopt the final plat, subject to the conditions in the staff report. The motion passed by voice vote/other.

A motion was made by Glenn, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.
- Note: Items 4 and 5 are related and were considered as one public hearing.
4. [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 Guequierre, seconded by Heck, the Plan Commission found the standards met and approved the conditional use, subject to the conditions in the staff report. The motion passed by voice vote/other.

A motion was made by Guequierre, seconded by Heck, to Approve. The motion passed by voice vote/other.
5. 89233 Approving a Certified Survey Map of property owned by the Madison Metropolitan School District located at 1601 N Sherman Avenue and 1610

Ruskin Street (District 12).

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

A motion was made by Guequierre, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 6 and 7 are related and were considered as one public hearing.

6. [89452](#)

305 N Frances Street and 533 Conklin Place (District 2): 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 in the UMX District for outdoor recreation, to allow construction of a sixteen-story mixed-use building with 2,800 square feet of commercial space and 387 apartments.

On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission found the standards met and approved the conditional use, subject to the conditions in the staff report and addenda. The motion passed by the following vote:

Aye: Guequierre, Glenn, Field, McCahill, Heck, Wasniewski

No: Bhasin

Non-Voting: Gnam

A motion was made by Guequierre, seconded by Field, to Approve. The motion passed by the following vote:

Ayes: 6 - John P. Guequierre; Carmella Glenn; Derek Field; Christopher T. McCahill; Patrick W. Heckand Darrin S. Wasniewski

Noes: 1 - Anjali Bhasin

Excused: 2 - Sara R. Sandersand Nicole A. Solheim

Non Voting: 1 - Emily R. Gnam

7. [89481](#)

Approving a Certified Survey Map of property owned by Zeier Building Company located at 305 N Frances Street and 533 Conklin Place (District 2).

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

A motion was made by Field, seconded by Guequierre, 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. [89479](#) 53 West Towne Mall (District 19): Consideration of a conditional use for a major alteration to a planned multi-use site with 40,000 square feet or more of floor area of which 25,000 square feet or more is designed as retail, a hotel or motel, and consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Zoning Overlay for a drive-through window for a coffee shop.
- On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission found the standards met and approved the conditional use, subject to the conditions in the staff report. The motion passed by the following vote:
- Aye: Guequierre, Glenn, Field, Heck, Bhasin
- No: McCahill, Wasniewski
- Non-Voting: Gnam
- A motion was made by Guequierre, seconded by Glenn, to Approve. The motion passed by the following vote:**
- Ayes:** 5 - John P. Guequierre; Carmella Glenn; Derek Field; Anjali Bhasinand Patrick W. Heck
- Noes:** 2 - Christopher T. McCahilland Darrin S. Wasniewski
- Excused:** 2 - Sara R. Sandersand Nicole A. Solheim
- Non Voting:** 1 - Emily R. Gnam

9. [89482](#) Approving a Certified Survey Map of property owned by Madison WT Associates, LLC generally addressed as 53 West Towne Mall (District 9).
- On a motion by Alder Field, seconded by Alder Guequierre, the Plan Commission found the standards met and recommended to the Council to adopt the certified survey map, subject to the conditions in the staff report. The motion passed by voice vote/other.
- A motion was made by Field, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 10 and 11 should be referred to October 20, 2025 at the request of the applicant.

10. [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 Heck, the Plan Commission referred the item to the October 20, 2025, Plan Commission meeting. The motion passed by voice vote/other.
- A motion was made by Guequierre, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 10/20/2025. The motion passed by voice vote/other.**

11. [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 Alder Guequierre, seconded by Heck, the Plan Commission recommended to Council to re-refer the item to the October 20, 2025, Plan Commission meeting and October 28, 2025, Common Council meeting. The motion passed by voice vote/other.

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

Zoning Text Amendments

12. [89916](#) SUBSTITUTE: 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.

On a motion by Alder Field, seconded by Wasniewski, the Plan Commission recommended to Council to adopt the substitute zoning text amendment. The motion passed by voice vote/other.

Prior to the vote on the main motion, Alder Guequierre made a motion, seconded by Heck, to remove the TR-R district from the list of zoning districts affected by and included in the zoning text amendment. The amendment failed by the following vote:

Aye: Guequierre

No: Field, Glen, Bhasin, Heck, McCahill, Wasniewski

Non-voting: Gnam

A motion was made by Field, seconded by Wasniewski, to RECOMMEND TO COUNCIL TO ADOPT THE SUBSTITUTE - PUBLIC HEARING. The motion passed by voice vote/other.

13. [89917](#) Amending various sections of Chapter 28 to update the existing step down rules for larger buildings when adjacent to a residential district.

On a motion by Wasniewski, seconded by Alder Glenn, the Plan Commission recommended to Council to adopt the zoning text amendment. The motion passed by voice vote/other.

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

14. [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.

On a motion by Wasniewski, seconded by Alder Glenn, the Plan Commission recommended to Council to adopt the zoning text amendment. The motion passed by voice vote/other.

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

15. [90056](#) Amending the Conditional Use Scope of Approval.

On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission recommended to Council to 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.

Member Announcements, Communications or Business Items

Alder Guequierre noted that he will be hosting a public information meeting on October 21st about the implementation of plans in the area generally bound by Whitney Way and the former Westgate Mall to the West Beltline Highway and from Mineral Point Road to Schroeder Road.

Commissioner Wasniewski announced that Madison Housing Week is October 19th - 25th.

Secretary's Report

Secretary Tuttle gave an overview of recent Common Council actions and upcoming matters before the Plan Commission.

She reviewed the agenda for the October 16 special meeting, which will include a discussion with Madison Municipal School District planning and growth, a discussion regarding the Madison Department of Transportation's curb management initiative, a discussion about Urban Design Commission code updates, and a discussion about future Area Plans and changes to land use categories.

She also noted the upcoming introduction of amendments to the Transit Oriented Development overlay zoning district.

- Recent Common Council Actions

- ID 89375 - 302-308 E Washington Avenue & 15-27 N Butler Street - Rezoning from UMX and PD to PD(GDP-SIP) and amending and expanding the General Development Plan and Specific Implementation Plan for Butler Plaza - Approved on September 16, 2025 subject to Plan Commission recommendation

- 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
- 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
- ID 89774 & 90015 - 3222-3238 E Washington Avenue 3229 Ridgeway Avenue - Conditional Use and Certified Survey Map Referral - Construct a five-story mixed-use building with an office for human service programs and 91 apartments on one lot
- ID 89775 - 7103 Millpond Road & 4402 Brandt Road - Conditional Use - Construct administration building and accessory buildings for Dane County sustainability campus and sanitary landfill
- ID 89990 - 2017 S Stoughton Road - Conditional Use for a service business (tattoo parlor) tenant in existing multi-tenant building

- Upcoming Matters – November 3, 2025

- ID 89236 - 139 W Wilson Street - Conditional Use - Construct a 16-story, 320-unit apartment building
- 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 90174, 90173 & 90019 - 1201-1241 Moorland Road - Rezoning from SR-C1 to A, Official Map Amendment, and Certified Survey Map Referral - Rezone 1233-1241 Moorland Road and combine three parcels into one lot for solar electric power production and one outlot for public open space in A zoning following removal of reservation for future street from Official Map
- ID 90103 - 975 University Avenue - Official Map Amendment to remove mapped reservations for future streets adjacent to Grainger Hall

Adjournment

A motion was made by Glenn, seconded by Field, to Adjourn at 8:08 p.m. The motion passed by voice vote/other.

[86598](#)

Registrants for 2025 Plan Commission Meetings