



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, June 2, 2025

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 215 (Madison Municipal Building)

SPECIAL MEETING OF THE PLAN COMMISSION

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:03 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

Emily Gnam was chair for this meeting.

Staff Present: Meagan Tuttle, Rebecca Cnare, Brian Grady, Jeff Greger, Kirstie Laatsch, and Urvashi Martin, Planning Division; Asst. City Attorney Kate Smith; and Katie Bannon, Zoning Administrator.

Also Present: Ald. Yannette Figueroa Cole, Dist. 10.

PUBLIC COMMENT

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

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals by the Commission

SCHEDULE OF MEETINGS

Regular Meetings:

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

Next Special Meeting:

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

SPECIAL ITEMS OF BUSINESS

2. [88387](#) Land Use Law in Wisconsin and Other Legal Refreshers for Plan Commissioners

Asst. City Attorney Kate Smith provided an overview of land use law in Wisconsin and the role of the Plan Commission and answered member questions.

This Discussion Item was Discussed and Finalized. No formal action was taken on this item.

Note: Items 3 and 4 were discussed together. Following the presentations and discussion, no action was taken.

3. [88388](#) Planning Division staff update - Southwest Area Plan

Member of the Southwest Area Plan and Southeast Area Plan teams from the Planning Division provided an overview of the status and next steps for both plans. Following the presentation and discussion, no action was taken on this item.

This Discussion Item was Discussed and Continued. No formal action was taken on this item.

4. [88389](#) Planning Division staff update - Southeast Area Plan

Member of the Southwest Area Plan and Southeast Area Plan teams from the Planning Division provided an overview of the status and next steps for both plans. Following the presentation and discussion, no action was taken on this item.

This Discussion Item was Discussed and Continued. No formal action was taken on this item.

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

Ald. Guequierre provided an update to the Plan Commission on the May 29, 2025 Smart Growth Madison housing summit, "Building Blocks: The Housing Development Process and Financing," which Nicole Solheim and he attended.

Darrin Wasniewski noted that Plan Commission members were invited to a discussion hosted by AARP Wisconsin regarding universal design in housing for aging in place. The discussion is scheduled for Wednesday, June 4, 2025 at 10:00 a.m.; it is open to the public and will be recorded.

Ald. Glenn made the Plan Commission aware of a series of "Wear Orange Day" events scheduled Friday, June 6-8 to highlight gun safety and raise awareness about gun violence in the community.

SECRETARY'S REPORT

Meagan Tuttle noted the upcoming regular meeting agendas for the Plan Commission and also noted that printed copies of the Rules and Procedures for the Plan Commission and Comprehensive Plan update were available for any members who wanted them.

- Upcoming Matters – June 9, 2025

- ID 87879 - 4506-4514 Verona Road - Conditional Use - Construct a five-story mixed-use building with 324 square feet of commercial space and 93 apartments
- 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 88319 - Amend various sections of Chapter 28 to modify restaurant and alcohol-related uses in Zoning Code
- 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 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 Field, seconded by Solheim, to Adjourn at 7:04 p.m.
The motion passed by voice vote/other.**