



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, May 11, 2026

5:30 PM

****Virtual Meeting****

Call to Order/Roll Call

The meeting was called to order at 5:30 p.m.

Present: 8 - John P. Guequierre; Yannette Figueroa Cole; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Anjali Bhasin; Nicole A. Solheim and Darrin S. Wasniewski

Excused: 3 - Derek Field; Patrick W. Heck and Scott Chehak

Chair Gnam served as chair for this meeting.

Staff Present: Meagan Tuttle and Tim Parks, Planning Division

Public Comment

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

There were no registrants for public comment and no general written public comments received.

Disclosures and Recusals

There were no disclosures or recusals by member of the Plan Commission.

Minutes of the April 27, 2026 Regular Meeting

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

Schedule of Meetings

Regular Meetings:

- Monday, June 1, 15, 29 and July 13, 27, 2026 at 5:30 pm (Virtual)

Special Meeting:

- Thursday, June 11, 2026 at 5:00 pm (Room 215, 215 Martin Luther King, Jr. Blvd. (Madison Municipal Building))

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. [92588](#) 406 N Frances Street (District 2): Consideration of a conditional use in the Urban Mixed-Use (UMX) District for an outdoor eating area open after 9:00 PM, and consideration of a conditional use in the UMX district for an outdoor eating area with amplified sound, all to allow an outdoor eating area for a restaurant to operate after 9:00 PM with amplified outdoor sound.
On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
A motion was made by Guequierre, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.
3. [92589](#) Approving a Certified Survey Map of property owned by Michael J. and Lisa Koch Schuster located at 7021 Cottage Grove Road (District 16).
On a motion by Solheim, seconded by Sanders, the Plan Commission found the standards met and forwarded the Certified Survey Map to the Common Council with a recommendation to approve subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.
A motion was made by Solheim, seconded by Sanders, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.
4. [92756](#) Creating Section 28.022-00751 of the Madison General Ordinances to change the zoning of property located at 7901-7913 East Buckeye Road and 7102-7270 Maahic Way from PD (Planned Development) District, CC-T (Commercial Corridor-Transitional) District and CN (Conservancy) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00752 to approve a Specific Implementation Plan. (District 16)
On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the zoning map amendment and amended Planned Development to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
A motion was made by Guequierre, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Note: Items 5 and 6 are related and were considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

5. [92755](#) Creating Section 28.022-00750 of the Madison General Ordinances to approve an Amended Specific Implementation Plan of a Planned Development District for property located at 5817 Halley Way (District 3).
On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the amended Planned Development to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
A motion was made by Guequierre, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.
6. [92396](#) 5817 Halley Way (District 3): Consideration of a conditional use in the PD (Planned Development) District for outdoor recreation (pickleball court) to serve a five-story, 97-unit multi-family dwelling.
On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
A motion was made by Guequierre, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.
7. [91511](#) 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street; Urban Design Dist. 4 (District 12): Consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Overlay District for outdoor recreation (pool) to serve a seven-story, 493-unit multi-family dwelling.
On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission referred the conditional use request to June 15, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission. The motion passed by voice vote/ other.
A motion was made by Guequierre, seconded by Wasniewski, to Refer to the PLAN COMMISSION and should be returned by 6/15/2026. The motion passed by voice vote/other.

Member Announcements, Communications or Business Items

Ald. Figueroa Cole thanked City staff and Darrin Wasniewski on their work during Madison Housing Week.

Secretary's Report

Meagan Tuttle summarized the recent Common Council actions and upcoming matters for the Plan Commission. During the overview, it was noted that the election of Plan Commission Chair and Vice-Chair and appointment of a member to serve on the Joint Campus Area Committee awaits the appointment of citizen members by the Mayor and approval by the Common Council. It was also noted that the special Plan Commission meeting on June 11, 2026 would include an overview and discussion on regulations for data centers.

Following the overview, Ald. Figueroa Cole asked about the regulation of nuclear fusion in the Zoning Code. Meagan Tuttle and Tim Parks provided a brief overview of current regulations in the Zoning Code and indicated that additional information on how such facilities are regulated would be provided following the meeting.

- Recent Common Council Actions

- Appeal of Plan Commission decision to grant conditional uses for 5555 Odana Road and 5534 Medical Circle - Withdrawn by the appellants and placed on file by the Council on May 5, 2026
- ID 92348 & 92239 - 822 Pulley Drive - Rezoning from SR-C1 to SR-C2 & Certified Survey Map Referral
- Create two lots in [Proposed] SR-C2 zoning - Approved on May 5, 2026 subject to the recommendations of the Plan Commission

- ID 92387 & 92388 - 1051 S Pleasant View Road & 1050 S High Point Road - Revised Preliminary Plat and Revised Final Plat of First Addition to Hill Valley, creating 162 lots for single-family detached and attached homes, three lots for future multi-family development, one lot for future mixed-use development, one outlot to be dedicated for public park, three outlots to be dedicated for stormwater management, one outlot for private open space, and one outlot for future development - Approved on May 5, 2026 subject to the recommendations of the Plan Commission
- ID 92344 - Zoning Text Amendment - Amending various sections of Chapter 28 of the Madison General Ordinances to add "Fairground" as an accessory use - Approved on May 5, 2026 subject to the recommendation of the Plan Commission

- Upcoming Matters – June 1, 2026

- (Tentative) Election of Chair and Vice Chair of the Plan Commission
- (Tentative) Plan Commission Appointment to the Joint Campus Area Committee (JCAC)
- ID 92877, 92590 & 92602 - 1910 Roth Street & 1201 Huxley Street - Rezoning from TR-U1 to TR-U2, Conditional Use - Residential Building Complex, Certified Survey Map Referral - Combine underlying parcels into one lot by CSM and construct two four-story multi-family dwellings with 163 total units
- ID 92835 - 5926 CTH CV - Extraterritorial Certified Survey Map - Create two commercial lots and one outlot in the Town of Burke
- ID 92840 & 92841 - 2017-2029 Fisher Street - Conditional Use & Certified Survey Map Referral - Combine two parcels into one lot and construct an addition to a place of worship and community center
- ID 92925 - Zoning Text Amendment - Amending MGO Section 28.141(8)(e)3.b. related to exempting electric vehicle (EV) requirements at long-term passenger parking at airports and at intercity bus or railroad passenger depots
- ID 92926 - Zoning Text Amendment - Amending MGO Section 28.104(7) related to building site standards within the Transit Oriented Development (TOD) Overlay District to allow a different building footprint for stories above the first floor

- Upcoming Matters – June 15, 2026

- ID 92878 - Adoption of Southeast Area Plan
- ID 92879 - Adoption of Southwest Area Plan
- ID TBD & 92843 - 1151 Jenifer Street - Rezoning from TR-C4 to TR-C3 & Certified Survey Map Referral - Create two lots in Third Lake Ridge Historic District
- ID 92844 - 401 & 404 N Sugar Maple Lane & 402 Tawny Elm Parkway - Preliminary Plat - Re-approving Herring Property Subdivision, creating approximately 25 lots for future residential development and 8 outlots to be dedicated or acquired for stormwater management or public park
- Amendments of Tax Incremental Districts 44, 46, 50, 51, 52, 54, 56, and 57

Adjournment

A motion was made by Figueroa Cole, seconded by Solheim, to Adjourn at 6:14 p.m. The motion passed by voice vote/other.

Registrations

[91389](#)

Registrants for 2026 Plan Commission Meetings