



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, July 7, 2025

5:30 PM

****Virtual Meeting****

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:32 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.

Anjali Bhasin left the meeting at 7:00 p.m. during consideration of the zoning text amendments (Items 12-14).

Staff Present: Meagan Tuttle and Tlm Parks, Planning Division; Katie Bannon, Zoning Administrator; and Deputy Mayor Christie Baumel.

Also Present: Ald. Dina Nina Martinez-Rutherford, Dist. 15; Ald. Barbara Harrington-McKinney, Dist. 20

PUBLIC COMMENT

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

Rev. Michael Radowicz was registered for Public Comment. However, he confirmed that he was present for Item 3.

DISCLOSURES AND RECUSALS

Darrin Wasniewski recused himself from consideration of Items 12-14.

MINUTES OF THE JUNE 23, 2025 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings:

- Mondays, July 28 and August 11, 25, 2025 at 5:30 p.m. (Virtual)

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.

ROUTINE BUSINESS

2. [88855](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat Numbers: 12777-3-4.02 - Amendment No. 2 and 12777-3-4.11 Amendment No. 1 (District 9 & District 19)
- A motion was made by Glenn, seconded by Field, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

PUBLIC HEARINGS**Development-Related Requests**

3. [88555](#) 2438-2462 Atwood Avenue (District 15): Consideration of a conditional use in the Traditional Residential-Varied 1 (TR-V1) District for a cemetery; and consideration of a conditional use in the TR-V1 District for a building exceeding 10,000 square feet of area, all to allow construction of a crypt addition to Saint Bernard of Clairvaux Cathedral.
- On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Glenn, seconded by Field, to Approve. The motion passed by voice vote/other.**
4. [88557](#) Approving a Certified Survey Map of property owned by Jacob & Jennifer Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker Avenue (District 19).
- On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map 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 Glenn, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**
5. [88717](#) Creating Section 28.022-00718 of the Madison General Ordinances to assign SR-C1 (Suburban Residential-Consistent 1) District zoning to property located at 60 White Oaks Lane. (District 20)
- On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.
- A motion was made by Glenn, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice**

vote/other.

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

6. [88449](#) Creating Sections 28.022-00716 and 28.022-00717 of the Madison General Ordinances to change the zoning of portions of property located at 6004 Commercial Avenue and 604-902 Reiner Road from A (Agricultural) District to TR-P (Traditional Residential-Planned) District and TR-U1 (Traditional Residential-Urban 1) District, respectively. (District 3)

On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

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

7. [88206](#) Approving the preliminary plat of the *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner Road (District 3).

On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission found that the standards were met and recommended approval of the preliminary plat dated June 30, 2025 to the Common Council subject to the comments and conditions contained in the Plan Commission materials dated July 7, 2025. The motion to recommend approval 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.

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

8. [88336](#) 709 Northport Drive (District 18): Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 80-unit apartment building in a planned multi-use site to also contain a proposed four-story, 24-unit apartment building and an existing place of worship.

On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

9. [88558](#) Approving a Certified Survey Map of property owned by Northside Christian Assembly located at 709 Northport Drive (District 18).

On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map 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 Glenn, seconded by Field, 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. [88551](#) 2222-2304 City View Drive (District 17): Consideration of a conditional use in the Suburban Employment (SE) District for dwelling units in a mixed-use building; consideration of a conditional use in the SE District for multi-family dwellings; and consideration of a conditional use in the SE District for residential buildings taller than four stories and 55 feet, all to allow construction of a four-story mixed-use building containing approximately 4,600 square feet of commercial space and 60 apartments, a four-story, 47-unit apartment building, a five-story, 39-unit apartment building, and a five-story, 40-unit apartment building.
- On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.
- A motion was made by Glenn, seconded by Field, to Approve. The motion passed by voice vote/other.**
11. [88568](#) Approving a Certified Survey Map of property owned by Investors Associated LLP located at 2222-2304 City View Drive (District 17).
- On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map 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 Glenn, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Zoning Text Amendments

12. [88735](#) Amending Sections 28.135 and 16.23(6)(d) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.
- On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards for text amendments met and recommended adoption of the substitute ordinance. The motion to recommend approval passed by voice vote/ other.
- A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
13. [88736](#) SUBSTITUTE: Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.
- On a motion by Ald. Glenn, seconded by Ald. Guequierre, the Plan Commission found the standards for text amendments met and recommended adoption of the substitute ordinance. The motion to recommend approval passed by voice vote/ other.
- A motion was made by Glenn, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

14. [88737](#) Amending Sections in Chapter 28 of the Madison General Ordinances related to Downtown and Urban Districts to allow more permitted uses within the districts.

On a motion by Solheim, seconded by Heck, the Plan Commission found the standards for text amendments met and recommended adoption of the ordinance. The motion to recommend approval passed by voice vote/ other.

In recommending approval of the zoning text amendment, members of the Plan Commission recommended that staff map how the changes to the downtown and urban zoning districts interface with matters under the purview of the Landmarks Commission.

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

MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS

There were no announcements, communications, or business items by members.

SECRETARY'S REPORT

Meagan Tuttle summarized the upcoming matters for the Plan Commission and noted that the July 7 meeting was Commissioner Mendez's last as a Plan Commission member and thanked him for his service to the City. Commissioner Mendez acknowledged the thanks and wished the Commission the best.

- Recent Common Council Actions

- ID 87841 - 1970-1978 University Bay Drive - Rezoning from CN to PR for future visitor center at Lakeshore Nature Preserve - Approved on July 1, 2025 subject to the Plan Commission's recommendation
- ID 88450 - 1138 Williamson Street - Rezoning from TR-V2 to TSS - Approved on July 1, 2025 subject to the Plan Commission's recommendation

- Upcoming Matters – July 28, 2025

- ID 88718 & 88559 - 3565 Tulane Avenue - Rezoning from TR-C2 to PD(GDP-SIP) and Certified Survey Map Referral - Approve General Development Plan and Specific Implementation Plan to construct a two-story, 7,000 sq. ft. community center and three-story, 26-unit apartment building on one lot
- ID 88719 & 88561 - 1802-1804 Roth Street - Rezoning from TR-U1 to TR-U2 and Conditional Use - Construct three-story apartment building with 16 units and an office for human service programs
- ID 88776 - 654 Williamson Street - Conditional Use Alteration - Construct a 5-story, 53-unit mixed-use building with 985 sq. ft. commercial space
- ID 88772 - 939 S Park Street - Conditional Use - Allow the use of an existing drive-thru in a commercial building
- ID 88773 - 999 S Park Street - Conditional Use for an auto repair station in an existing commercial building
- ID 88774 - 1417 Wright Street - Conditional Use for outdoor storage for an existing commercial building
- ID 88775 - 1702-1602 Pankratz Street - Conditional Use to expand existing parking lot to provide a total of 180 parking stalls in Urban Design Dist. 4

- Upcoming Matters – August 11, 2025

- ID TBD & 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. commercial space and a two-story, 6-unit townhouse in Urban Design Dist. 5

ADJOURNMENT

A motion was made by Field, seconded by Mendez, to Adjourn at 7:26 p.m. The motion passed by voice vote/other.

REGISTRATIONS

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

[86598](#)

Registrants for 2025 Plan Commission Meetings