



# 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](http://www.madisoncitychannel.tv).*

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Monday, March 17, 2025

5:30 PM

**\*\*Virtual Meeting\*\***

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### CALL TO ORDER/ROLL CALL

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

**Present:** 11 - John P. Guequierre; John W. Duncan; 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 the meeting.

Staff Present: Meagan Tuttle and Chris Wells, Planning Division.

### PUBLIC COMMENT

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

There were no registrants for public comment.

### DISCLOSURES AND RECUSALS

Ald. Field and Chris McCahill both disclosed that the applicant for Item 2, UW Madison, is their employer but that it would not affect their votes on that item.

Gabe Mendez disclosed that the applicant for Item 2, UW Madison, is his employer and noted that he would be abstaining from voting on that item given that the demolition proposed directly affects his work at the university.

### MINUTES OF THE MARCH 3, 2025 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

- Mondays, April 7, 28 and May 12, 19, 2025 at 5:30 p.m. (Virtual)

## PUBLIC HEARINGS

### Development-Related Requests

2. [87142](#) 210 Bernard Court (District 8): Consideration of a demolition permit to demolish a three-family residence.
- On a motion by Ald. Field, seconded by Solheim, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other, with Mendez abstaining.
- A motion was made by Field, seconded by Solheim, to Approve. The motion passed by voice vote/other, with Mendez abstaining.**
3. [87143](#) 406 N Frances Street (District 2): Consideration of a conditional use in the Urban Mixed-Use (UMX) District for a nightclub.
- On a motion by Heck, seconded by Solheim, 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 and the following condition:
- The garage door can be kept open during regular business hours, except after midnight, when there is live music. Changes to this condition can be handled through the minor alteration process.
- The motion to approve passed by voice vote/ other.
- A motion was made by Heck, seconded by Solheim, to Approve. The motion passed by voice vote/other.**

Note: Item 4 should be placed on file without prejudice; the application has been withdrawn by the applicant.

4. [87144](#) 1025 N Sherman Avenue (District 12): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a restaurant-nightclub to convert a restaurant-tavern to a restaurant-nightclub.
- On a motion by Ald. Field, seconded by Solheim, the Plan Commission placed this request on file without prejudice by voice vote/ other. The applicant withdrew her application.
- A motion was made by Field, seconded by Solheim, to Place On File Without Prejudice. The motion passed by voice vote/other.**

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

5. [87140](#) 6702 Odana Road (District 19): Consideration of a demolition permit to demolish a financial institution.
- On a motion by Ald. Field, seconded by Solheim, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.
- A motion was made by Field, seconded by Solheim, to Approve. The motion passed by voice vote/other.**

- 6. [87141](#) 6702 Odana Road (District 19): Consideration of a conditional use in the Commercial Center (CC) District for dwelling units in a mixed-use building to construct a four-story mixed-use building with approximately 1,973 square feet of commercial space and 60 apartments.

On a motion by Ald. Field, seconded by Solheim, 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 to approve passed by voice vote/ other.

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

Note: Items 7 and 8 were referred to this meeting at the March 3, 2025 Plan Commission meeting pending the outcome of the related request to rezone the property from TR-V2 to TR-U1 (ID 86990) at the March 11 Common Council meeting.

At that meeting, the Common Council voted 16-2 to place the rezoning request on file without prejudice. As such, the proposed conditional use request (ID 86733) cannot proceed and shall be placed on file without prejudice. The applicant has withdrawn the demolition request (ID 86732); that item should also be placed on file without prejudice.

- 7. [86732](#) 77 Sirloin Strip (District 14): Consideration of a demolition permit to demolish a mixed-use building including an apartment and restaurant.

On a motion by Ald. Field, seconded by Solheim, the Plan Commission placed this request on file without prejudice by voice vote/ other. The applicant withdrew their application.

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

- 8. [86733](#) 77 Sirloin Strip (District 14): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a 74-unit apartment building.

On a motion by Ald. Field, seconded by Solheim, the Plan Commission placed this request on file without prejudice by voice vote/ other. The related zoning map amendment request (ID 86990) was placed on file without prejudice by the Common Council at their meeting on March 11, 2025. As such, the proposed conditional use request (ID 86733) cannot proceed.

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

**MEMBER ANNOUNCEMENTS, COMMUNICATIONS OR BUSINESS ITEMS**

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

**SECRETARY'S REPORT**

**- Recent Common Council Actions**

**- Upcoming Matters – April 7, 2025**

- ID 87450 - Amending various sections of MGO Chapter 28, Zoning Code related to lodging to allow hotel and motel rentals of thirty days or more
- ID 87462 - 306 N Brooks Street - Conditional Use - Allow projections into Capitol View Preservation Limit for approved 15-story, 189-unit apartment building
- ID 87472 - 1050 S High Point Road and 1051 S Pleasant View Road - 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, and three outlots to be dedicated for stormwater management

- ID 87463 - 414 S Baldwin Street - Conditional Use Alteration - Amend conditions of approval for hotel to allow alcohol sales on premises

- ID 87464 - 1241 Moorland Road - Demolition Permit - Demolish single-family residence

- ID 87465 - 2352 S Park Street - Conditional Use - Allow temporary outdoor event ("pop-up" market) adjacent to mixed-use building

- ID 87466 - 5004 Tradewinds Parkway - Conditional Use - Convert multi-tenant industrial building into indoor recreation facility

- ID 87467 - 1110 Deming Way/ 8701 Blackhawk Road - Conditional Use - Construct 31,000 square-foot indoor/ outdoor recreation facility w/ restaurant-tavern and outdoor eating area open past 9:00 PM w/outdoor amplified sound

- ID 87468 - 6501 Kilpatrick Lane - Conditional Use - Construct two-story credit union with drive-through service window

- ID 87469 - 6802 Hammersley Road - Conditional Use - Construct electric generator for Greentree Landfill

- ID 87471 & 87475- 2230 Pennsylvania Avenue - Conditional Use and Certified Survey Map - Combine underlying lots into one lot and construct a private parking facility

**- Upcoming Matters – April 28, 2025**

- ID 87470 & TBD - 333-345 W Main Street, 110 S Henry Street, and 334 W Doty Street - Demolition Permit and Amended PD(GDP-SIP) - Demolish 44-unit assisted living facility and amend the Capitol Lakes Planned Development to allow construction of a 49-unit senior apartment building

- ID TBD - 10554 Mineral Point Road - Rezoning from SR-C2 to TR-C3 - Rezoning existing and future single-family lots in Westwind subdivision

**ADJOURNMENT**

**A motion was made by Field, seconded by Heck, to Adjourn at 6:12 p.m. The motion passed by voice vote/other.**

**REGISTRATIONS**

[86598](#)

Registrants for 2025 Plan Commission Meetings