



# 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, April 27, 2026

5:30 PM

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

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### Call to Order/Roll Call

**Present:** 10 - John P. Guequierre; Yannette Figueroa Cole; Derek Field; Emily R. Gnam; Sara R. Sanders; Anjali Bhasin; Nicole A. Solheim; Patrick W. Heck; Darrin S. Wasniewski and Scott Chehak

**Excused:** 1 - Christopher T. McCahill

Chair Gnam served as chair for this meeting.

Staff Present: Kevin Firchow, Lisa Ernest, and Tim Parks, Planning Division; Katie Bannon, Zoning Administrator

Also Present: Ald. Joann Pritchett, Dist. 9, Ald. Tag Evers, Dist. 13, and Ald. Sabrina Madison, Dist. 17.

### 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 April 13, 2026 Regular Meeting

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

### Schedule of Meetings

Regular Meetings:  
- Monday, May 11 and June 1, 15, 29, 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

### Zoning Text Amendments

2. [92344](#) Amending various sections of Chapter 28 of the Madison General Ordinances to add "Fairground" as an accessory use.  
On a motion by Heck, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning text amendment to the Common Council. The motion to recommend approval passed by voice vote/other.  
**A motion was made by Heck, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

### Development-Related Requests

3. [90803](#) 7401 Mineral Point Road (District 9): 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 restaurant.  
On a motion by Solheim, 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 Solheim, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.**
4. [91293](#) 111 N Walter Street (District 15): Consideration of a conditional use in the Traditional Residential-Varied 2 (TR-V2) District for a residential building complex containing two six-unit townhouse buildings with a shared storage building, parking, and open space.  
On a motion by Heck, seconded by Solheim, 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 Heck, seconded by Solheim, to Approve. The motion passed by voice vote/other.**
5. [91647](#) 1010 Ann Street (District 14): Consideration of a conditional use in the Commercial Center (CC) District for a private parking facility in the Transit-Oriented Development (TOD) zoning overlay.  
On a motion by Heck, seconded by Solheim, 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 Heck, seconded by Solheim, to Approve. The motion**

passed by voice vote/other.

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

- 6. [92236](#) 1111-1135 Regent Street and 2 S Mills Street (District 13): Consideration of a conditional use in the Traditional Shopping Street (TSS) District and Transit-Oriented Development (TOD) Overlay District for dwelling units in a mixed-use building with greater than 60 units; consideration of a conditional use in the TSS District and TOD Overlay District for a building taller than four stories and 60 feet in height; consideration of a conditional use in the TSS District and TOD Overlay District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner; and consideration of a conditional use in the TSS District to modify the required side yard height transition to a residential district, all to allow construction of a six-story mixed-use building with 1,200 square feet of commercial space and 111 dwelling units.

On a motion by Ald. Guequierre, seconded by Solheim, 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.

In finding the standards for conditional use approval met, members of the Plan Commission cited the shallowness of the lot (as measured from Regent Street), the modulation of the front facade and upper story setbacks along Regent Street in compliance with the [Regent Street-South Campus Neighborhood Plan](#), the amount of "meaningful" commercial space on the first floor (as shown on revised plans), the variation in building materials and colors, the lack of shadow impacts on the parcels to south, and consideration of the recommendations in the 2023 [Comprehensive Plan](#), which allow for up to eight stories for the surrounding area, as reasons why to support the exception to the required height transition for the proposed development.

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

- 7. [92238](#) Approving a Certified Survey Map of property owned by Peerless Development Co. located at 1111-1135 Regent Street and 2 S Mills Street (District 13).

On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, 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 Guequierre, seconded by Figueroa Cole, 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. [92348](#) Creating Section 28.022-00750 of the Madison General Ordinances to change the zoning of property located at 822 Pulley Drive from SR-C1 (Suburban Residential-Consistent 1) District to SR-C2 (Suburban Residential-Consistent 2) District. (District 3)

On a motion by Heck, seconded by Wasniewski, 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 Heck, seconded by Wasniewski, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

9. [92239](#) Approving a Certified Survey Map of property owned by Werth Company, LLC located at 822 Pulley Drive (District 3).  
On a motion by Heck, seconded by Ald. Guequierre, 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 Heck, 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 are related and were considered as one public hearing.

10. [92387](#) Approving the second revised preliminary plat of *Hill Valley* on property generally addressed as 1050 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail (District 1).  
On a motion by Heck, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the revised preliminary plat to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

**A motion was made by Heck, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

11. [92388](#) Approving the revised final plat of *First Addition to Hill Valley* on land generally addressed as 1051 S Pleasant View Road and 1050 S High Point Road (District 1).  
On a motion by Heck, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the revised final plat 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 Heck, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

## Member Announcements, Communications or Business Items

Darrin Wasniewski noted for the Plan Commission that the week of May 3-8 is Madison Housing Week.

## Secretary's Report

Kevin Firchow summarized the recent Common Council actions and upcoming matters for the Plan Commission.

### - Recent Common Council Actions

- ID 92209 & 91912 - 2066-2094 Helena Street - Rezoning from TE to TSS & Certified Survey Map Referral - Approved on April 21, 2026 subject to the recommendations of the Plan Commission

### - Upcoming Matters – May 11, 2026

- ID 91511 - 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street - Conditional Use for outdoor recreation (pool) for a proposed seven-story, 493-unit multi-family dwelling in Urban Design Dist. 4  
- ID 92755 & 92396 - 5817 Halley Way - Amended PD(SIP) & Conditional Use - Construct five-story, 97-unit multi-family dwelling with outdoor recreation (pickleball court)  
- ID 92756 - 7901-7913 E Buckeye Road and 7102-7270 Maahic Way - Rezoning from CC-T and CN to Amended PD(GDP-SIP) - Rezone 7901, 7905 & 7913 E Buckeye Road to PD, amend General Development Plan and approve Specific Implementation Plan for Rodefeld Landfill to relocate and expand space on the campus for materials recycling  
- ID 92588 - 406 N Frances Street - Conditional Use for an outdoor eating area of a restaurant open after

9:00 PM with amplified sound

- ID 92589 - 7021 Cottage Grove Road - Certified Survey Map Referral - Create two residential lots in A (Agricultural) zoning

### **- 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 TBD, 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

### **Adjournment**

**A motion was made by Field, seconded by Heck, to Adjourn at 7:16 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.

[91389](#)

Registrants for 2026 Plan Commission Meetings