



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved 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, August 11, 2025

5:30 PM

****Virtual Meeting****

Call to Order/Roll Call

Gnam was chair for the meeting

Commissioner Solheim arrived during the discussion of the Meeting Minutes of the July 28, 2025 Regular Meeting. Commissioner Wasniewski left the meeting during the discussion of agenda item 2 and returned before the vote on agenda item 2.

Staff Present, Meagan Tuttle, Lisa McNabola, Rebecca Cnare, Daniel McAuliffe, Planning Division. Ian Brown, Urban Forestry Section.

Alders Present: Alder Verveer (4), Alder Figueroa-Cole (10)

Chair Gnam called the meeting to order at 5:30

Present: 9 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Anjali Bhasin; Nicole A. Solheim and Patrick W. Heck

Non Voting: 1 - Darrin S. Wasniewski

Public Comment:

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

There was no public comment.

Disclosures and Recusals

There were no disclosures or recusals.

Minutes of the July 28, 2025 Regular Meeting

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

Schedule of Meetings

Regular Meetings:

- August 25 and September 15, 2025

Special Meeting:

- Thursday, October 16, 2025 at 5:00 p.m. (Room 215, Madison Municipal Bldg., 215

Martin Luther King, Jr. Blvd.)

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.

New Business:

2. [89254](#) Amending Sections 4.095, 10.05, 10.055, 10.08, 10.101, 23.24 and 1.08(3)(a) and Creating Section 10.105 of the Madison General Ordinances to enhance the City's street tree protection provisions and to establish a Street Tree Replacement Fund.

On a motion by Alder Field, seconded by Solheim, the Plan Commission recommended to re-refer the Ordinance to the August 25, 2025 Plan Commission meeting.

A motion was made by Field, seconded by Solheim, to Re-refer to the PLAN COMMISSION and should be returned by 8/25/2025. The motion passed by voice vote/other.
3. [89327](#) Authorizing the Planning Division to lead the preparation of the Downtown Area Plan and Adopting a Public Participation Plan

On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission recommended the Common Council authorize the Planning Division to lead the preparation of the Downtown Area Plan and adopt the Public Participation Plan.

A motion was made by Guequierre, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Public Hearings:

- Development-Related Requests

4. [88956](#) 117-125 N Butler Street (District 2): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow construction of a five-story, 73-unit apartment building.

On a motion by Alder Field, seconded by Commissioner Alder Guequierre, the Plan Commission found the standards met and voted to approve the conditional use subject to the conditions in the staff report. The motion passed by voice vote/other.

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

Note: Items 5 and 6 should be referred to August 25, 2025 to allow the items to be re-noticed and pending review by the Urban Design Commission.

5. [89078](#) Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 3357 and 3359 East Washington Avenue from TR-V1 (Traditional Residential-Varied 1) District to CC-T (Commercial

Corridor-Transitional) District. (District 12)

On a motion by Alder Guequierre, seconded by Heck, the Plan Commission referred this matter to August 25, 2025 at the request of the applicant and staff. The motion to refer passed by voice vote/ other.

A motion was made by Guequierre, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 8/25/2025. The motion passed by voice vote/other.

6. [88777](#)

922-930 N Fair Oaks Avenue & 3357-3375 E Washington Avenue (District 12): Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District and Transit-Oriented Development Overlay District for dwelling units in a mixed-use building with more than 100 units, and consideration of a conditional use in the CC-T District for single-family dwelling, all to allow construction of a five-story, mixed-use building with 3,300 square feet of commercial space and 171 dwelling units and a two-story, six-unit townhouse building.

On a motion by Alder Guequierre, seconded by Heck, the Plan Commission referred this matter to August 25, 2025 at the request of the applicant and staff. The motion to refer passed by voice vote/ other.

A motion was made by Guequierre, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 8/25/2025. The motion passed by voice vote/other.

Member Announcements, Communications or Business Items

There were no member announcements, communications, or business items.

Secretary's Report:

- Recent Common Council Actions

- ID 88718 & 88559 - 3565 Tulane Avenue - Rezoning from TR-C2 to PD(GDP-SIP) and Certified Survey Map - Approved on August 5, 2025 subject to Plan Commission recommendation
- ID 88719 - 1802-1804 Roth Street - Rezoning from TR-U1 to TR-U2 - Approved on August 5, 2025 subject to Plan Commission recommendation

- Upcoming Matters – August 25, 2025

- (Tentative) Plan Commission Member Survey
- ID 88341 - 1402 Pankratz Street - Conditional Use for a private school
- ID 89376 - 124-126 State Street - Rezoning existing mixed-use buildings from PD to DC
- ID 89230 & 89231 - 3236-3300 Commercial Avenue & 3235/3237 Burke Avenue - Conditional Use and Certified Survey Map Referral - Construct a four-story, 70-unit mixed-use building with 8,400 sq. ft. commercial space and create one lot by CSM
- ID 89326 - Zoning Text Amendment - Amending MGO Section 28.098 related to Alterations to a Planned Development District to include a timeline for inactivity
- ID 89357 - Zoning Text Amendment - Amending MGO Section 28.098(2)(h) related to updating Planned Development zoning to allow additional stories for downtown affordable housing
- ID 89358 - Zoning Text Amendment - Amending MGO Section 28.151 related to Supplemental Regulations to amend the regulations for Accessory Dwelling Units

- Upcoming Matters – September 15, 2025

- ID 89375, 89237 & 88957 - 302-308 E Washington Avenue & 15-27 N Butler Street - Rezoning from UMX and PD to PD(GDP-SIP), Conditional Use, and Certified Survey Map

Referral - Amend and expand General Development Plan and Specific Implementation Plan for Butler Plaza to construct up to 11-story mixed-use building with 9,000 square feet of commercial space and 76 apartments and create two lots by CSM
- ID 89232 & 89233 - 1601 N Sherman Avenue & 1610 Ruskin Street - Conditional Use and Certified Survey Map Referral - Construct new public school building to replace existing building for Sherman Middle School and Malcolm Shabazz High School and create one lot by CSM
- ID 89234 - 1402 Wyoming Way - Conditional Use - Construct new public school building to replace existing building for Black Hawk Middle School and Gompers Elementary School
- ID 89325 - 5501 Schroeder Road - Conditional Use - Outdoor eating area open after 9:00 PM and with amplified sound

Adjournment

**A motion was made by Field, seconded by Solheim, to Adjourn at 7:27 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