



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.*

Tuesday, March 31, 2026

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 206 (Madison Municipal Building)

SPECIAL MEETING OF THE PLAN COMMISSION

****Note**** This meeting is being held in person.

****Note**** Quorum of the Common Council may be in attendance at this meeting.

Call to Order/Roll Call

Chair Gnam called the meeting to order at 5:12 p.m.

Present: 8 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Anjali Bhasin; Nicole A. Solheim; Patrick W. Heck and Scott Chehak

Excused: 3 - Sara R. Sanders; Christopher T. McCahill and Darrin S. Wasniewski

Gnam was chair for the meeting.

Alder Glenn left the meeting at 6:40 p.m. and returned at 6:43 p.m. At no point was quorum lost.

Alders also present: Ochowicz (2)

Staff Present: Matt Wachter, Plan Commission Secretary; Meagan Tuttle, Kevin Firchow, Colin Punt, Planning Division; Matt Tucker, Katie Bannon, Jacob Moskowitz, Esmeralda Tovar, Building Inspection Division; Assistant City Attorney Kate Smith

A motion was made by Heck, seconded by Guequierre, to Take A Recess at 5:13 p.m. The motion passed by voice vote/other.

A motion was made by Field, seconded by Heck, to Reconvene at 5:21 p.m. The motion passed by voice vote/other.

Public Comment

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

There was no public comment

Disclosures and Recusals

There were no disclosures or recusals

Schedule of Meetings

Regular Meetings:

- Monday, April 13, 27 and May 11, 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))

Special Items of Business

2. [92430](#) **Planning Division Annual Report and 2026 Work Plan Highlights**

Meagan Tuttle gave a presentation about the 2025 Planning Division Annual Report and 2026 Plan Commission Work Plan. The Plan Commission discussed the annual report and the work plan. No action was taken.
3. [92440](#) **Housing Forward Updates**

Secretary Matt Wachter and Meagan Tuttle gave a presentation about Housing Forward. The Plan Commission discussed the Housing Forward initiative. No action was taken.
4. [92445](#) **Overview of Single- and Two-Family Planned Development Rezoning**

Matt Tucker and Katie Bannon gave a presentation about an ongoing initiative to rezone single- and two-family Planned Development-zoned properties to conventional zoning districts. The Plan Commission discussed the proposal. No action was taken.
5. [92435](#) **Housing Snapshot Report**

Colin Punt gave a presentation about the 2025 Housing Snapshot report. The Plan Commission discussed the report. No action was taken.

Member Announcements, Communications, or Business Items

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

Secretary's Report

Meagan Tuttle provided an overview of recent Common Council actions and upcoming matters to come before the Plan Commission. In addition, she noted two appeals to Plan Commission actions have been submitted. An appeal (ID 92339) to the conditional use request at 2927 E Washington Ave (ID 91510) will be considered by Common Council at its April 21, 2026 meeting. An appeal to the conditional use request at 5555 Odana Rd and 5534 Medical Circle (ID 91512) will be introduced at the April 21, 2026 Common Council meeting and be considered at one of Council's May meetings.

- Recent Common Council Actions

- ID 90916 & 90618 - 411-433 W Gilman Street - Rezoning 411 W Gilman from DC to UMX and Certified Survey Map for proposed mixed-use development - Approved on March 24, 2026 subject to Plan Commission recommendations
 - ID 92007 & 91902 - 10201 Hazy Sky Parkway and 726 Sugar Maple Lane - Rezoning from Temp. A to TR-P and Certified Survey Map - Create two lots and one outlot for public path purposes - Approved on March 24, 2026 subject to Plan Commission recommendations

- Upcoming Matters – April 13, 2026

- ID 90614, 91234 & 91236 - 411-433 W Gilman Street - Conditional Use and Demolitions - Construct 15-story mixed-use building with 2,550 square feet of commercial space and 260 multi-family units following demolition of 415 and 433 W Gilman Street
 - ID 92209, 91908 & 91912 - 2066-2094 Helena Street - Rezoning from TE to TSS, Conditional Use & Certified Survey Map Referral - Construct three-story, 61-unit multi-family dwelling on one lot following demolition of existing industrial buildings
 - ID 92234 - 1051 S Pleasant View Road - Conditional Use - Construct five-story, 226-unit multi-family

dwelling with outdoor pool

- ID 92235 - 1602 Gilson Street - Conditional Use for amplified sound in outdoor eating area of restaurant
- ID 92236 & 92238 - 1111-1135 Regent Street and 2 S Mills Street - Conditional Use & Certified Survey Map Referral - Construct six-story mixed-use building with 1,200 square feet of commercial space and 111 dwelling units on one lot
- ID 92237 - 7601 Ganser Way - Conditional Use for outdoor recreation (pool) for a six-story, 134-unit multi-family dwelling

- Upcoming Matters – April 27, 2026

- ID 90803 - 7401 Mineral Point Road - Conditional Use - Construct two-story multi-tenant commercial building with drive-thru window in planned multi-use site
- ID 91293 - 111 N Walter Street - Conditional Use - Residential Building Complex - Construct two six-unit townhouse buildings and a shared storage building (Revised plans)
- 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 91647 - 1010 Ann Street - Conditional Use - Construct private parking facility for adjacent auto sales business
- 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
- ID 92387 & 92388 - 1051 S Pleasant View Road & 1050 S High Point Road - Revised Preliminary Plat and Revised Final Plat - 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
- ID 92344 - Zoning Text Amendment - Amending various sections of Chapter 28 of the Madison General Ordinances to add "Fairground" as an accessory use

Adjournment

A motion was made by Field, seconded by Glenn, to Adjourn at 7:36. The motion passed by voice vote/other.

Registrations

There were no registrants for any agenda items.