



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, February 2, 2026

5:30 PM

****Virtual Meeting****

****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 5:30 p.m.

Present: 10 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Anjali Bhasin; Nicole A. Solheim; Patrick W. Heck and Scott Chehak

Excused: 1 - Darrin S. Wasniewski

Gnam was chair for the meeting.

Alders also present: Pritchett (9), Figueroa Cole (10), Matthews (12)

Staff Present: Meagan Tuttle, Tim Parks, Colin Punt, Planning Division

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 January 12, 2026 Regular Meeting

The minutes of the January 12, 2026 regular meeting were amended to include the attendance of Alders Harrington-McKinney, Verveer, and Prichett.

A motion was made by Guequierre, seconded by Heck, to Approve the amended Minutes. The motion passed by voice vote/other with Commissioners Solheim and McCahill abstaining.

Schedule of Meetings

Regular Meetings:

- Monday, February 16 and March 2, 16, 2026 at 5:30 p.m. (Virtual)

Special Meeting:

- Thursday, March 31, 2026 at 5:00 p.m. (Room 206, 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

Development-Related Requests

2. [91149](#) 2401 Grimm Street (District 12): Consideration of a conditional use in the Suburban Employment (SE) District for indoor recreation (skating rink).

On a motion by Alder Glenn, seconded by Alder Field, the Plan Commission found the standards met and approved the conditional use. 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.
3. [91287](#) 506-518 E Wilson Street and 132-150 S Blair Street (District 6):
Consideration of a conditional use in the Urban Mixed-Use (UMX) District for an outdoor eating area open after 9:00 PM; consideration of a conditional use in the UMX district for an outdoor eating area with amplified sound; and consideration of a conditional use in the UMX district for outdoor recreation, all to allow an outdoor eating area shared by three adjacent restaurants to operate after 9:00 PM with live music and outdoor recreation (sand volleyball).

On a motion by Commissioner Solheim, seconded by Commissioner Heck, the Plan Commission found the standards met and approved the conditional use. The motion passed by voice vote/other.

A motion was made by Solheim, seconded by Heck, to Approve. The motion passed by voice vote/other.
4. [91288](#) 6105 S Highlands Avenue (District 19): Consideration of a conditional use in the Traditional Residential-Rustic(TR-R) District for a building or structure exceeding 10,000 square feet in floor area to allow construction of a single-family residence.

On a motion by Alder Glenn, seconded by Alder Field, the Plan Commission found the standards met and approved the conditional use. 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.
5. [91295](#) Approving a Certified Survey Map of property owned by Kathryn A. K. McQueen located at 1109 Seminole Highway (District 10).

On a motion by Alder Glenn, seconded by Alder Field, the Plan Commission found the standards met and forwarded the certified survey map to Council with a recommendation to adopt. The motion passed by voice vote/other.

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

Note: Items 6 and 7 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.

6. [91283](#) Creating Section 28.022-00745 of the Madison General Ordinances to change the zoning of property located at 1936 Tennyson Lane from PD (Planned Development) District to SR-V2 (Suburban Residential - Varied 2) District. (District 18)

On a motion by Alder Glenn, seconded by Alder Field, the Plan Commission found the standards met and forwarded the rezoning to Council with a recommendation to adopt. The motion 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.

7. [91150](#) 1936 Tennyson Lane (District 18): Consideration of a conditional use in the [Proposed] Suburban Residential-Varied 2 (SR-V2) District for a multi-family dwelling with greater than 60 units; consideration of a conditional use in the SR-V2 District for an assisted living facility, congregate care facility and skilled nursing facility; and consideration of a conditional use in the SR-V2 District for a daycare center, all to allow an existing senior living facility to remain in conventional zoning and for a daycare center tenant to locate in the facility.

On a motion by Alder Glenn, seconded by Alder Field, the Plan Commission found the standards met and approved the conditional use. 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.

Note: Items 8 and 9 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.

8. [91289](#) 2103 Sherman Avenue (District 12): Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a mixed-use building containing greater than 60 dwelling units, and consideration of a conditional use in the NMX District for a building exceeding three stories and 40 feet in height, to allow construction of a five-story mixed-use building with approximately 1,100 square feet of commercial space and 87 dwelling units.

On a motion by Commissioner Solheim, seconded by Alder Field, the Plan Commission found the standards met; specifically noting that regarding approval standard 11 that the proposal is generally consistent with the Comprehensive Plan and neighborhood plan and contributes to the desired neighborhood mixed use node identified in the neighborhood plan, and consistent with the adjoining land use recommendations for medium residential to the south and industrial to the east, both of which allow greater heights than NMU; and approved the conditional use. The motion passed by voice vote/other.

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

9. [91294](#) Approving a Certified Survey Map of property owned by 2211 Fordem Ave, LLC located at 2103 Sherman Avenue (District 12).

On a motion by Commissioner Solheim, seconded by Alder Guequierre, the Plan Commission found the standards met and forwarded the certified survey map to Council with a recommendation to adopt. The motion passed by voice vote/other.

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

Note: Items 10-12 should be referred to March 2, 2026 pending a recommendation by the Urban Design Commission on Item 11 (ID 90614) and to allow the public hearing for the Plan Commission's consideration of the demolitions of three buildings on the site to be noticed.

10. [90916](#) Creating Section 28.022-00742 of the Madison General Ordinances to change the zoning of property located at 411 West Gilman Street from DC (Downtown Core) District to UMX (Urban Mixed-Use) District. (District 2)
- A motion was made by Solheim, seconded by Heck, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/2/2026. The motion passed by voice vote/other.**
11. [90614](#) 411-433 W Gilman Street (District 2): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building with greater than six (6) stories, and consideration of a conditional use in the UMX District for outdoor recreation, to allow construction of a fifteen-story mixed-use building with 2,550 square feet of commercial space and 260 multi-family units.
- A motion was made by Solheim, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 3/2/2026. The motion passed by voice vote/other.**
12. [90618](#) Approving a Certified Survey Map of property owned by LCD Acquisitions, LLC located at 411-433 W Gilman Street (District 2).
- A motion was made by Solheim, seconded by Heck, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER and should be returned to the Plan Commission by 3/2/2026. The motion passed by voice vote/other.**

Note: Item 13 should be referred to April 27, 2026 at the request of the applicant.

13. [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.
- A motion was made by Solheim, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 4/27/2026. The motion passed by voice vote/other.**

Note: Item 14 should be placed on file without prejudice. The request was withdrawn by the applicant.

14. [90936](#) Creating Section 28.022-00743 of the Madison General Ordinances to change the zoning of property located at 5025 Sheboygan Avenue from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section

28.022-00744 to approve a Specific Implementation Plan. (District 11)

A motion was made by Glenn, seconded by Field, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. 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

Secretary Tuttle discussed the newly amended elected and appointed official code of conduct, as well as recent Common Council actions and upcoming Plan Commission matters.

- Amended Elected and Appointed Official Code of Conduct

The Plan Commission should note that the Amended Elected and Appointed Official Code of Conduct was adopted by the Common Council at its November 25, 2025 meeting. The current Code of Conduct may be found on the City's website at: - <https://www.cityofmadison.com/council/about/code-of-conduct>.

- Recent Common Council Actions

- ID 90616 - 111 N Walter Street (Lot 10, Starkweather Plat) - Preliminary Plat and Final Plat of First Addition to Starkweather Plat, creating 12 lots for single-family attached dwellings and one lot for access and utilities
- 6004 Commercial Avenue - Approved on January 13, 2026 subject to Plan Commission recommendation
- ID 90634 & 90636 - 602-902 Reiner Road and 6004 Commercial Avenue - Revised Preliminary Plat and Final Plat - Approving a revised preliminary plat of Reiland Grove and approving the first final plat of Reiland Grove to create 125 lots for 88 single-family detached residences, 36 lots for 18 two-family residences, one lot for a subdivision "community" center, two outlots for stormwater management, one outlot for private open space, and six outlots for future development - Approved on January 13, 2026 subject to Plan Commission recommendations
- ID 90806 - 2926 Atwood Avenue and 232-238 S Fair Oaks Avenue - Certified Survey Map Referral to create one lot in TSS zoning for mixed-use building - Approved on January 13, 2026 subject to Plan Commission recommendation
- ID 90801 - 4000-4150 Packers Avenue and 4201 N Sherman Avenue - Final Plat of Raemisch Farm Development, First Addition, creating 76 residential lots, 1 lot for urban agriculture and open space, 1 outlot for public parkland and 1 outlot for private open space - Approved on January 13, 2026 subject to Plan Commission recommendation
- ID 90802 - 2150 Commercial Avenue - Certified Survey Map Referral to create two lots in RMX zoning - Approved on January 13, 2026 subject to Plan Commission recommendation
- ID 90908 - Zoning Text Amendment - Amending Sections within MGO Chapter 28 to allow a reduced rear setback if adjacent to a publicly owned multi-use path - Approved on January 13, 2026 subject to Plan Commission recommendation
- ID 91135 - Zoning Text Amendment to create a temporary moratorium on the consideration and/or issuance of zoning certificates for data centers and telecommunications centers pending enactment of a zoning ordinance to address these uses and protect the public health, safety and welfare of City of Madison residents - Approved on January 13, 2026 subject to Plan Commission recommendation
- ID 90540 - 1111 Highland Avenue - Amended CI District Master Plan for the UW-Madison campus master plan to allow construction of a three-story, 54,260 square-foot addition to University Hospital (WIMR) - Approved on January 27, 2026 subject to Plan Commission recommendation
- ID 90915 & 90617 - 33 W Johnson Street - Rezoning from PD to UMX and Certified Survey Map Referral to create two lots for future hotel - Approved on January 27, 2026 subject to Plan Commission recommendation

- Upcoming Matters – February 16, 2026

- ID 91406 - 942-963 Rise Lane - Conditional Use - Approve non-solid fencing along perimeter of residential building complex
- ID 91509 - 437 S Yellowstone Drive - Conditional Use - Construct six-story mixed-use building with 650 square feet of commercial space and 130 dwelling units
- ID TBD - 121 N Butler Street - Conditional Use Alteration - Approve amended condition(s) to allow an alternative material palette for an approved five-story, 73-unit multi-family dwelling

- Upcoming Matters – March 2, 2026

- ID 91293 - 111 N Walter Street - Conditional Use - Residential Building Complex - Construct two six-unit townhouse buildings and a shared storage building (Referred pending UDC recommendation)
- ID 91511 & 91513 - 2030 Pennsylvania Avenue and 1902 E Johnson Street - Conditional Use and Certified Survey Map Referral - Approve outdoor recreation for a proposed six-story, 493-unit multi-family dwelling in Urban Design Dist. 4, with CSM to create one lot for building
- ID 91512 & 91514 - 5555 Odana Road and 5534 Medical Circle - Conditional Use and Certified Survey Map Referral - Combine parcels into one lot and construct a six-story mixed-use building with 1,300 sq. ft. of commercial space and 154 dwelling units on Odana Road and a five-story mixed-use building with 6,450 sq. ft. of commercial space and 73 dwelling units on Medical Circle in Urban Design Dist. 3
- ID TBD - 2400-2402 Darwin Road - Rezoning from IL to AP for future construction of additional parking for Dane County Regional Airport
- ID 91510 - 2927 E Washington Avenue - Conditional Use for amplified sound in the outdoor eating area of tasting room
- ID 91645 - 1050 S High Point Road and 1051 S Pleasant View Road - Final Plat of Second Addition to Hill Valley, creating 189 lots for single-family dwellings, two-family dwellings, and townhouse units
- ID 91646 - 750 University Row - PD(SIP) Alteration - Approve revised plans for parking structure to serve medical clinic
- ID 91647 - 1010 Ann Street - Conditional Use - Construct private parking facility for adjacent auto sales business

Adjournment

A motion was made by Glenn, seconded by Field, to Adjourn at 7:34 p.m. The motion passed by voice vote/other.

[91389](#)

Registrants for 2026 Plan Commission Meetings