



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, March 16, 2026

5:30 PM

****Virtual Meeting****

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

Interpretation and Accessibility

Call to Order/Roll Call

The meeting was called 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

Emily Gnam was chair for the meeting.

Staff Present: Meagan Tuttle, Secretary; Chris Wells, Planning Division; Sean Malloy, Traffic Engineering; Christie Baumel, Deputy Mayor; Karen Khapusta-Pofahl, Office of the Common Council.

Also: Ald. Ochowitz, Dist. 2; Ald. Figueroa Cole, Dist. 10; Ald. Madison, Dist. 17.

Public Comment

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

There were no registrants for public comment. However, Secretary Tuttle mentioned to the Commission that Staff have received a large number of communications related to a project at 117 N Gammon Road, which Staff anticipate coming before the Plan Commission at some point in the future. Staff have put the public comments received to date together in one document in the Legistar File for this item but will move them to the appropriate file if and when that project is submitted for review.

Disclosures and Recusals

There were no communications, disclosures or recusals by the Commission.

Minutes of the March 2, 2026 Regular Meeting

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

Schedule of Meetings

Regular Meetings:
- Monday, April 13, 27 and May 11, 2026 at 5:30 p.m. (Virtual)

Special Meeting:
 - Tuesday, 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.

New Business

- 2. [92192](#) Authorizing the City to Enter into a Cooperative Plan Between the Town of Westport, the Cities of Madison and Middleton, and the Villages of Deforest and Waunakee.

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

Public Hearings

Development-Related Requests

- 3. [91903](#) 2302 Willard Avenue (District 15): Consideration of a conditional use in the Traditional Residential-Varied 1 (TR-V1) District to allow a home occupation in an accessory building.

 On a motion by Ald. Field, seconded by Ald. Guequierre, the Plan Commission found the standards 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 Guequierre, to Approve. The motion passed by voice vote/other.

Note: Items 4-9 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.

- 4. [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)

 On a motion by Ald. Field, seconded by Ald. Guequierre, 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 Field, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.
- 5. [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 sixteen-story

mixed-use building with 2,544 square feet of commercial space and 258 multi-family units.

On a motion by Ald. Field, seconded by Ald. Guequierre, the Plan Commission referred this item to the April 13, 2026 Plan Commission meeting to allow the applicant to submit conditions reports of the structures at 415 and 433 W Gilman Street (Legistar IDs 91234 and 91236). The motion to refer passed by voice vote/ other.

A motion was made by Field, seconded by Guequierre, to Refer to the PLAN COMMISSION and should be returned by 4/13/2026. The motion passed by voice vote/other.

6. [91233](#)

411 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)

On a motion by Heck, seconded by Ald. Field, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

7. [91234](#)

415 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)

On a motion by Sanders, seconded by McCahill, the Plan Commission referred this item to the April 13, 2026 Plan Commission meeting to allow the applicant to submit a conditions report of the structure at 415 W Gilman Street. The motion to refer passed by voice vote/ other.

Prior Motion #1: Prior to the final motion, Ald. Field made a motion, seconded by Ald. Glenn, to approve the demolition permit. This motion failed to pass by the following 4-5 vote: AYE: Ald. Field, Ald. Glenn, Ald. Guequierre, Gnam*; NAY: Bhasin, Heck, McCahill, Sanders, Solheim*; NON-VOTING: Chehak; EXCUSED: Wasniewski.

Prior Motion #2: Prior to the penultimate motion, Heck made a motion, seconded by McCahill, to place the demolition permit request on file without prejudice. The motion failed by the following 2-5 vote: AYE: Heck, McCahill; NAY: Ald. Guequierre; Ald. Glenn, Ald. Field, Sanders, Bhasin, Gnam*; NON-VOTING: Solheim*, Chehak; EXCUSED: Gnam, Wasniewski.

* Note: Gnam, having internet connections issues, got disconnected from the meeting just prior to 'Prior Motion #2'. Solheim assumed the Chair role in Gnam's absence. Even though Gnam rejoined the meeting after the motion was made for 'Prior Motion #2' but before the vote is taken, it was decided that Solheim would continue in the Chair role for the rest of the voting re: Legistar File 91234. For 'Prior Motion #1', Solheim, in her acting role as Chair, would typically be a non-voting member but was eligible to vote in order to break a tie and voted 'NAY'.

A motion was made by Sanders, seconded by McCahill, to Refer to the PLAN COMMISSION and should be returned by 4/13/2026. The motion passed by voice vote/other.

8. [91236](#)

433 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)

On a motion by Solheim, seconded by Sanders, the Plan Commission referred this item to the April 13, 2026 Plan Commission meeting to allow the applicant to submit a conditions report of the structure at 433 W Gilman Street. The motion to refer passed by voice vote/ other.

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

9. [90618](#)

Approving a Certified Survey Map of property owned by LCD Acquisitions, LLC located at 411-433 W Gilman Street (District 2).

On a motion by Ald. Field, 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 Field, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 10-12 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.

10. [91459](#) 5534 Medical Circle - Consideration of a demolition permit to demolish a commercial building (District 19)
- On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other. In the discussion of the motion, the Plan Commission noted that the proposed development serves the goals for development set forth in the West Area Plan and that it also meets Approval Standard 2 given the information provided by the developers regarding the current condition of the building and the comments by the current owner. The Commission further noted the Erdman Family's submitted public comment that the family did not believe the buildings along Medical Circle, which were designed by Marshall Erdman, were historically significant examples of his work and their preservation was not an intended objective of Erdman. The Commission also noted the public comments which raised questions regarding the future of some of the other adjacent Erdman buildings given their condition and the questionable likelihood of a future submittal for historic district status of these Erdman buildings.
- A motion was made by Guequierre, seconded by Field, to Approve. The motion passed by voice vote/other.**
11. [91512](#) 5555 Odana Road and 5534 Medical Circle; Urban Design Dist. 3 (District 19): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for dwelling units in a mixed-use building with greater than 60 units; and consideration of a conditional use in the CC-T District for a building taller than five stories and 78 feet, all to allow construction of a six-story mixed-use building containing approximately 1,300 square feet of commercial space and 154 dwelling units adjacent to Odana Road and a five-story mixed-use building with 6,450 square feet of commercial space and 73 dwelling units adjacent to Medical Circle.
- On a motion by Ald. Guequierre, seconded by Ald. Glenn, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other. In the discussion of the motion, the Plan Commission pointed to Staff's analysis of Approval Standards 3, 4, 5 and 11 in the March 16, 2026 staff report as the reasons why the conditional use standards were met.
- A motion was made by Guequierre, seconded by Glenn, to Approve. The motion passed by voice vote/other.**
12. [91514](#) Approving a Certified Survey Map of property owned by BHP, LLC located at 5555 Odana Road and 5534 Medical Circle (District 19).
- On a motion by Ald. Field, seconded by Ald. Glenn, 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 Field, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Note: Items 13 and 14 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.

13. [92007](#) Creating Section 28.022-00747 of the Madison General Ordinances to change the zoning of property located at 726 Sugar Maple Lane from Temp. A (Agricultural) District to TR-P (Traditional Residential-Planned) District. (District 1)
- On a motion by Ald. Field, seconded by Ald. Guequierre, 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 Field, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
14. [91902](#) Approving a Certified Survey Map of property owned by VH Birchwood South, LLC located at 726 Sugar Maple Lane and 10201 Hazy Sky Parkway (District 1).
- On a motion by Ald. Field, 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 Field, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Member Announcements, Communications or Business Items

There was no Business By Members.

Secretary's Report

Meagan Tuttle noted the next time the Plan Commission would meet would be at the Madison Municipal Building for a special meeting on Tuesday, March 31, 2026.

Also noted that one action that was not on the agenda under Recent Common Council actions was the passing of a resolution by the Council at their meeting on March 10, 2026 related to an issue of the April Hills Neighborhood intending to file a petition to annex to McFarland. Tuttle noted that this is an area of the City of Madison and the Village of McFarland have been negotiating plans for an Intergovernmental Agreement to set a future boundary between the communities. It is also a neighborhood which is currently in the Town of Blooming Grove but will be attaching to the City of Madison at the end of 2027. As a result of the planning work with McFarland related to future boundaries, residents of the April Hills Neighborhood filed an intent to file an annexation petition. The Council passed a resolution related to expressing its belief that the City of Madison can better serve the residents of the April Hills Neighborhood as part of that statutory review process. Tuttle was raising this issue since it is one that would typically come before the Plan Commission. However, because of the statutory timelines and notice process, there was not time to bring it before the Commission. Wanted to make sure the Commission was aware of it and noted that future agreements related to boundaries with McFarland will come to the Plan Commission before continuing on to the Council in the future.

- Recent Common Council Actions

- ID 91804 - 2400-2402 Darwin Road - Rezoning from IL to AP - Approved on March 10, 2026 subject to Plan Commission recommendation
- ID 91513 - 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street - Certified Survey Map to create one lot in RMX zoning - Approved on March 10, 2026 subject to Plan Commission recommendation
- ID 91645 - 1050 S High Point Road and 1051 S Pleasant View Road - Final Plat of Second Addition to Hill Valley - Approved on March 10, 2026 subject to Plan Commission recommendation

- Upcoming Matters – April 13, 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 91647 - 1010 Ann Street - Conditional Use - Construct private parking facility for adjacent auto sales

business

- 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 TBD & 92239 - 822 Pulley Drive - Rezoning from SR-C1 to SR-C2 & Certified Survey Map Referral - Create two lots in [Proposed] SR-C2 zoning

Announcements

There were no announcements.

Adjournment

A motion was made by Glenn, seconded by Field, to Adjourn at 9:44 p.m.. The motion passed by voice vote/other.

Registrations

[91389](#)

Registrants for 2026 Plan Commission Meetings