



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.

Thursday, October 16, 2025

5:00 PM

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

SPECIAL MEETING OF THE PLAN COMMISSION

Call to Order/Roll Call

The meeting was called to order at 5:05 pm.

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

Excused: 1 - Sara R. Sanders

Emily Gnam was chair for this meeting.

Staff Present: Meagan Tuttle, Kevin Firchow, Brian Grady, Jessica Vaughn, Planning Division, and Liz Callin, Department of Transportation.

Also Present: Ald. Yannette Figueroa Cole, Dist. 10.

Commissioner Wasniewski left at 6 pm.

Public Comment

1. [60306](#) Plan Commission Public Comment Period
None

Disclosures and Recusals

None

Schedule of Meetings

Special Items of Business

2. [90350](#) Madison Metropolitan School District - Building for the Future

Superintendent Dr. Gothard and Assistant Superintendent Green shared updates about the district's history, current status and plans for the future. This included updates on the timing of projects included in the district's 2024 capital referendum, and upcoming considerations and timing for the boundary area review. Commissioners and district representatives discussed areas of coordination in district planning for schools and school amenities, school transportation safety improvement efforts, and future

coordination and engagement needs.

This Discussion Item was Discussed and Finalized. No formal action was taken on this item.

3. [90355](#) Curb Management Framework Update

Principal Transportation Planner Liz Callin provided an overview to the forthcoming work to develop a curb management framework and strategy for the city. Commissioners discussed where this could apply, relationship to future development, and how this work will interface with other city parking/transportation policies.

This Discussion Item was Discussed and Continued. No formal action was taken on this item.

4. [90360](#) Urban Design Commission Code Update

UDC Secretary Jessica Vaughan provided questions for the Commission on the relationship between the UDC and Plan Commission in development review, and the overall goals and geographic areas of the city for guiding urban design. The Commission asked questions about the current process and the UDC role, and provided some insights into higher level questions or approaches that could inform how the city guides/regulates urban design in the city.

There was one public comment on this item.

This Discussion Item was Discussed and Continued. No formal action was taken on this item.

5. [90365](#) Area Plans - Generalized Future Land Use Categories

Director Tuttle provided an update to the Plan Commission on how the Southeast and Southwest Area Plans, and ultimately the Comprehensive Plan, will incorporate some adjustments to the Low Medium Residential, General Commercial and Employment future land use categories. The Commission discussed some clarifying questions about how these changes will be phased in, particularly for the Low Medium Residential in areas outside of the Southeast and Southwest plans.

This Discussion Item was Discussed and Finalized. No formal action was taken on this item.

Member Announcements, Communications, or Business Items

None

Secretary's Report

- Upcoming Matters – October 20, 2025

- ID 89078 & 88777 - 922-930 N Fair Oaks Avenue & 3357-3375 E Washington Avenue - Rezoning from TR-V1 to CC-T and Conditional Use - Construct a five-story, 171-unit mixed-use building with 3,300 sq. ft. of commercial space and a two-story, 6-unit townhouse
- ID 89899 & 89767 - 6303 Portage Road & 4821 Hoepker Road - Rezoning from Temp. A to TR-P and Preliminary Plat of LEO Living, creating six lots in TR-P for future residential development
- ID 89774 & 90015 - 3222-3238 E Washington Avenue 3229 Ridgeway Avenue - Conditional Use and Certified Survey Map Referral - Construct a five-story mixed-use building with an office for human service programs and 91 apartments on one lot
- ID 89775 - 7103 Millpond Road & 4402 Brandt Road - Conditional Use - Construct administration building and accessory buildings for Dane County sustainability campus and sanitary landfill
- ID 89990 - 2017 S Stoughton Road - Conditional Use for a service business (tattoo parlor) tenant in existing multi-tenant building

- Upcoming Matters – November 3, 2025

- ID 89236 - 139 W Wilson Street - Conditional Use - Construct a 16-story, 320-unit apartment building
- ID 90014 - 511-515 W Dayton Street - Conditional Use - Residential Building Complex - Construct two (2) two-family dwellings in the rear yard of two existing three-family dwellings with shared pedestrian access
- ID 90174, 90173 & 90019 - 1201-1241 Moorland Road - Rezoning from SR-C1 to A, Official Map Amendment, and Certified Survey Map Referral - Rezone 1233-1241 Moorland Road and combine three parcels into one lot for solar electric power production and one outlot for public open space in A zoning following removal of reservation for future street from Official Map
- ID 90103 - 975 University Avenue - Official Map Amendment to remove mapped reservations for future streets adjacent to Grainger Hall

Adjournment

A motion was made by Solheim, seconded by Heck, to Adjourn at 7:50 pm. The motion passed by voice vote/other.

Registrations