



# 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](http://www.madisoncitychannel.tv).*

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Monday, April 7, 2025

5:30 PM

**\*\*Virtual Meeting\*\***

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### CALL TO ORDER/ROLL CALL

Emily Gnam was chair for the meeting.

Ald. Guequierre joined the meeting at 5:32 p.m.

Staff Present: Meagan Tuttle and Chris Wells, Planning Division.

Alders Present: Knox, Verveer, Harrington McKinney, Currie

**The meeting was called to order at 5:30 p.m.**

**Present:** 10 - John P. Guequierre; John W. Duncan; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Arnold (Gabe) Mendez; Nicole A. Solheim; Patrick W. Heck and Anjali Bhasin

**Excused:** 1 - Bob Soldner

**Non Voting:** 1 - Darrin S. Wasniewski

### PUBLIC COMMENT

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

See 'Smart Growth's Housing Development Program\_05-30-25.pdf'

### DISCLOSURES AND RECUSALS

Ald. Field and McCahill both disclosed that the applicant for Items 13 and 14, UW Madison, is their employer but that it would not affect their votes on those items.

Mendez disclosed that the applicant for Items 13 and 14, UW Madison, is his employer and noted that he would be abstaining from voting on those items.

### MINUTES OF THE MARCH 17, 2025 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

- Mondays, April 28 and May 12, 19, 2025 at 5:30 p.m. (Virtual)

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## ROUTINE BUSINESS

2. [87610](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-19, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd for the acquisitions per the Plat of Land and Interests required. Located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin. (District 9)
- A motion was made by Mendez, seconded by Field, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

## PUBLIC HEARINGS

### Zoning Text Amendment

3. [87450](#) Amending various sections of Chapter 28 of the Madison General Ordinances related to lodging to allow hotel and motel rentals of thirty days or more.
- On a motion by Mendez, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning text amendment to the Common Council. The motion to recommend approval passed by voice vote/other.
- A motion was made by Mendez, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

### Development-Related Requests

4. [87462](#) 306 N Brooks Street (District 8): Consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit to allow rooftop mechanical space and an elevator overrun for a previously approved 15-story, 189-unit apartment building.
- On a motion by Mendez, seconded by Ald. Field, the Plan Commission found that the standards were 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 Mendez, seconded by Field, to Approve. The motion passed by voice vote/other.**
5. [87463](#) 414 S Baldwin Street (District 6): Consideration of an alteration of an approved conditional use in the Traditional Shopping Street (TSS) District to amend the conditions of approval for a hotel and restaurant-tavern with outdoor eating area.
- On a motion by Mendez, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the alteration to 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 Mendez, seconded by Field, to Approve. The motion passed by voice vote/other.**
6. [87464](#) 1241 Moorland Road (District 14): Consideration of a demolition permit to demolish a single-family residence.

On a motion by Mendez, seconded by Ald. Field, the Plan Commission found that the standards were met and approved the demolition permit 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 Mendez, seconded by Field, to Approve. The motion passed by voice vote/other.**

7. [87465](#) 2352 S Park Street (District 14): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for temporary outdoor event to allow a “pop-up” market adjacent to mixed-use building.

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

8. [87466](#) 5004 Tradewinds Parkway (District 16): Consideration of a conditional use in the Industrial-Limited (IL) District for indoor recreation to allow spaces in an existing multi-tenant industrial building to be converted into an indoor recreation facility.

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

9. [87467](#) 1110 Deming Way/8701 Blackhawk Road: Consideration of a conditional use in the Suburban Employment Center (SEC) District for indoor recreation; consideration of a conditional use in the SEC District for outdoor recreation; consideration of a conditional use in the SEC District for a restaurant-tavern; and consideration of a conditional use in the SEC District for an outdoor eating area open past 9:00 p.m. and with amplified sound, all to allow construction of a 31,000 square-foot indoor recreation facility with restaurant-tavern, outdoor recreation, and an outdoor eating area.

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

10. [87468](#) 6501 Kilpatrick Lane (District 16): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a drive-through window to allow construction of a financial institution (credit union) with a drive-through window.

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

11. [87469](#) 6802 Hammersley Road (District 20): Consideration of a conditional use in the Conservancy (CN) District for an emergency electric generator for

Greentree Landfill

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

12. [87472](#)

Approving the final plat of *First Addition to Hill Valley* on land generally addressed as 1051 S Pleasant View Road and 1050 S High Point Road (District 1).

On a motion by Mendez, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the final plat 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 Mendez, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. 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. [87471](#)

2230 Pennsylvania Avenue (District 12): Consideration of a conditional use in the Industrial-Limited (IL) District for a private parking facility.

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

14. [87475](#)

Approving a Certified Survey Map of property owned by Madison Square Storage, LLC located at 2230 Pennsylvania Avenue (District 12).

On a motion by Heck, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the Certified Survey Map 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 Heck, 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 were no announcements, communications, or business by members.

**SECRETARY'S REPORT**

**- Planning Division Annual Report**

15. [87748](#)

2024 Planning Division Annual Report

Meagan Tuttle gave an overview of the 2024 Annual Report.

**- Upcoming Matters – April 28, 2025**

- ID 87470 & 87598 - 333-345 W Main Street, 110 S Henry Street, and 334 W Doty Street - Demolition Permit and Amended PD(GDP-SIP) - Demolish 44-unit assisted living facility and amend the Capitol Lakes Planned Development to allow construction of a 49-unit senior apartment building
- ID 87597 - 10554 Mineral Point Road - Rezoning existing and future single-family lots in Westwind subdivision from SR-C2 to TR-C3
- ID 83269 - 709-711 E Johnson Street - Conditional Use - Approve an outdoor eating area for a restaurant-tavern in a mixed-use building
- ID 87630 - 722 Moorland Road - Conditional Use for a housing cooperative
- ID 87633 - 1522 Waunona Way - Conditional Use - Construct new single-family residence on lakefront parcel following administratively approved demolition of existing residence
- ID 87634 - 2927 E Washington Avenue - Conditional Use for amplified sound in the outdoor eating area of a tasting room
- ID 87636 - 8216 Watts Road - Conditional Use for amplified sound in the outdoor eating area of a restaurant-nightclub
- ID 87655 - 4313 Buckley Road - Extraterritorial Certified Survey Map - Create one residential lot in the Town of Burke
- ID 87656 - 6509 Portage Road - Extraterritorial Certified Survey Map - Create three residential lots in the Town of Burke
- ID 87720 - 2604 Waunona Way - Demolition Permit - Demolish single-family residence

#### **- Upcoming Matters – May 12, 2025**

- (Tentative) ID 82973- Urban Design Commission Code Update Project, Phase 1 Amendment
- ID TBD & 87657 - 1970-1978 University Bay Drive - Rezoning from CN to PR and Conditional Use - Construct one-story, 11,500 square-foot visitor center at Lakeshore Nature Preserve
- ID TBD - 3821 Nakoma Road - Rezone existing mixed-use building from PD to LMX
- ID TBD - 910 W Wingra Drive and 1347 Fish Hatchery Road - Rezone from PD and TR-V1 to CC-T to facilitate expansion of office building
- ID 87658 - 9453 Spirit Street - Conditional Use - Construct residential building complex with 21 apartments in two buildings

## **ADJOURNMENT**

**A motion was made by Heck, seconded by Field, to Adjourn at 6:45 p.m. The motion passed by voice vote/other.**

## **REGISTRATIONS**

[86598](#)

Registrants for 2025 Plan Commission Meetings