



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

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Monday, March 2, 2026

5:30 PM

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

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### Call to Order/Roll Call

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

**Present:** 11 - John P. Guequierre; Carmella Glenn; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Anjali Bhasin; Nicole A. Solheim; Patrick W. Heck; Darrin S. Wasniewski and Scott Chehak

Chair Gnam served as chair for this meeting.

Staff Present: Meagan Tuttle and Tim Parks, Planning Division

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

### Public Comment

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

There were no registrants for public comment.

### Disclosures and Recusals

There were no disclosures or recusals by member of the Plan Commission.

### Minutes of the February 16, 2026 Regular Meeting

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

### Schedule of Meetings

Regular Meetings:

- Monday, March 16 and April 13, 27, 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.

## Routine Business

2. [92008](#) Authorizing the City's execution of a Maintenance Agreement with 121-123 East Main Street Limited Partnership for patio improvements located in the E. Main Street right-of-way adjacent to the property located at 121-123 E. Main Street, and the City's acceptance of ownership of the improvements in exchange for the ongoing maintenance of the improvements by the adjacent property owner or designee (District 4).  
**A motion was made by Field, seconded by Guequierre, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

## Public Hearings

### Development-Related Requests

3. [91510](#) 2927 E Washington Avenue (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional District (CC-T) District for amplified sound in an outdoor eating area for a tasting room.  
On a motion by Solheim, seconded by Ald. Field, the Plan Commission found that the standards of approval for conditional uses were not met and placed the request on file without prejudice.  
In placing the conditional use request on file without prejudice, members of the Plan Commission cited that standard #3 was not met due to the proximity of the outdoor eating area with proposed amplified sound to residential uses.  
The motion to place on file without prejudice passed by voice vote/ other.  
**A motion was made by Solheim, seconded by Field, to Place On File Without Prejudice. The motion passed by voice vote/other.**
4. [91645](#) Approving the final plat of *Second Addition to Hill Valley* on land generally addressed as 1050 S High Point Road and 1051 S Pleasant View Road. (District 1)  
On a motion by Ald. Field, seconded by Ald. Guequierre, 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 Field, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

5. [91646](#) 750 University Row (District 19): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to approve revised plans for a parking structure to serve an expanded medical clinic.
- On a motion by Ald. Guequierre, seconded by Ald. Glenn, the Plan Commission found that the proposed alteration is consistent with the Specific Implementation Plan approved by the Common Council and the Planned Development standards and approved the alteration subject to the comments and conditions in the Plan Commission materials. The motion passed on the following 7-1 vote: AYE: Ald. Field, Ald. Glenn, Ald. Guequierre, Bhasin, Heck, Sanders, Solheim; NAY: McCahill; NON-VOTING: Gnam, Wasniewski, Chehak.
- A motion was made by Guequierre, seconded by Glenn, to Approve. The motion passed by the following vote:**
- Ayes:** 7 - John P. Guequierre; Carmella Glenn; Derek Field; Sara R. Sanders; Anjali Bhasin; Nicole A. Solheim and Patrick W. Heck
- Noes:** 1 - Christopher T. McCahill
- Non Voting:** 3 - Emily R. Gnam; Darrin S. Wasniewski and Scott Chehak
6. [91804](#) Creating Section 28.022-00746 of the Madison General Ordinances to change the zoning of property located at 2400 Darwin Road from IL (Industrial-Limited) District to AP (Airport) District. (District 18)
- 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.**
7. [91513](#) SUBSTITUTE - Approving a Certified Survey Map of property owned by CAH CO Johnson, LLC and Hooper Corporation located at 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street (District 12).
- On a motion by Ald. Guequierre, 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 Guequierre, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**
8. [91511](#) 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street; Urban Design Dist. 4 (District 12): Consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Overlay District for outdoor recreation (pool) to serve a seven-story, 493-unit multi-family dwelling.
- On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission referred the conditional use request to April 13, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission on the proposed development. The motion to refer passed by voice vote/ other.
- A motion was made by Glenn, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 4/13/2026. The motion passed by voice vote/other.**

9. [91459](#) 5534 Medical Circle - Consideration of a demolition permit to demolish a commercial building (District 19)  
On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission referred the demolition request to March 16, 2026 pending a recommendation by the Urban Design Commission on the related conditional use request (ID 91512). The motion passed by voice vote/ other.  
**A motion was made by Glenn, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 3/16/2026. The motion passed by voice vote/other.**
10. [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. Glenn, seconded by Solheim, the Plan Commission referred the conditional use request to March 16, 2026 pending a recommendation by the Urban Design Commission. The motion passed by voice vote/ other.  
**A motion was made by Glenn, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 3/16/2026. The motion passed by voice vote/other.**
11. [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. Glenn, seconded by Solheim, the Plan Commission recommended re-referral of the Certified Survey Map to March 16, 2026 (March 24 Common Council) pending a recommendation by the Urban Design Commission on the related conditional use request (ID 91512). The motion passed by voice vote/ other.  
**A motion was made by Glenn, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER to the PLAN COMMISSION. The motion passed by voice vote/other.**
12. [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. Glenn, seconded by Solheim, the Plan Commission recommended re-referral of the zoning map amendment to March 16, 2026 (March 24, 2026 Common Council) pending a recommendation by the Urban Design Commission on the conditional use request for the project (ID 90614). The motion passed by voice vote/ other.  
**A motion was made by Glenn, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/16/2026. The motion passed by voice vote/other.**
13. [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. Glenn, seconded by Solheim, the Plan Commission referred the conditional use request to March 16, 2026 pending a recommendation by the Urban Design Commission. The motion passed by voice vote/ other.

**A motion was made by Glenn, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 3/16/2026. The motion passed by voice vote/other.**

14. [91233](#)

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

On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission referred the demolition request to March 16, 2026 pending a recommendation by the Urban Design Commission on the related conditional use request (ID 90614). The motion passed by voice vote/ other.

**A motion was made by Glenn, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 3/16/2026. The motion passed by voice vote/other.**

15. [91234](#)

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

On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission referred the demolition request to March 16, 2026 pending a recommendation by the Urban Design Commission on the related conditional use request (ID 90614). The motion passed by voice vote/ other.

**A motion was made by Glenn, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 3/16/2026. The motion passed by voice vote/other.**

16. [91236](#)

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

On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission referred the demolition request to March 16, 2026 pending a recommendation by the Urban Design Commission on the related conditional use request (ID 90614). The motion passed by voice vote/ other.

**A motion was made by Glenn, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 3/16/2026. The motion passed by voice vote/other.**

17. [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. Glenn, seconded by Solheim, the Plan Commission recommended re-referral of the Certified Survey Map to March 16, 2026 (March 24, 2026 Common Council) pending a recommendation by the Urban Design Commission on the conditional use request for the project (ID 90614).

**A motion was made by Glenn, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER to the PLAN COMMISSION. The motion passed by voice vote/other.**

18. [91647](#)

1010 Ann Street (District 14): Consideration of a conditional use in the Commercial Center (CC) District for a private parking facility in the Transit-Oriented Development (TOD) zoning overlay.

On a motion by Ald. Glenn, seconded by Solheim, the Plan Commission referred the conditional use request to April 13, 2026 at the request of the applicant. The motion to refer passed by voice vote/ other.

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

## Member Announcements, Communications or Business Items

There were no announcements, communications, or business items by members.

## Secretary's Report

Meagan Tuttle summarized the upcoming matters for the Plan Commission.

### - Upcoming Matters – March 16, 2026

- ID 92007 & 91902 - 10201 Hazy Sky Parkway and 726 Sugar Maple Lane - Rezoning from Temp. A to TR-P and Certified Survey Map Referral - Create two lots and one outlot for public path purposes in TR-P zoning and dedicate Sugar Maple Lane right of way  
- ID 91903 - 2302 Willard Avenue - Conditional Use for a home occupation in an accessory building

### - Upcoming Matters – April 13, 2026

- ID 2066-2084 Helena Street - TBD, 91908 & 91912 - Rezoning from TE to TSS, Conditional Use, and Certified Survey Map Referral - Construct three-story, 61-unit multi-family dwelling on one lot following demolition of existing industrial buildings

## Adjournment

**A motion was made by Glenn, seconded by Solheim, to Adjourn at 6:52 p.m.  
The motion passed by voice vote/other.**

## Registrations

A final, complete list of persons registered for items on the Plan Commission agenda will be attached to the below-listed file following adjournment of the meeting. The final list of registrations for a particular meeting will include the meeting date in the title of the file. Registrants will no longer be entered on the minutes after each item. An agenda item with no registrants will not appear on the table of registrants attached for that meeting; however, that item will still have been considered as noted in the proceedings for that meeting.

[91389](#)

Registrants for 2026 Plan Commission Meetings