



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, June 1, 2026

5:30 PM

****Virtual Meeting****

Call to Order/Roll Call

Chair Gnam called the meeting to order at 5:30 p.m.

Present: 10 - John P. Guequierre; Yannette Figueroa Cole; Derek Field; Emily R. Gnam; Sara R. Sanders; Christopher T. McCahill; Nicole A. Solheim; Patrick W. Heck; Darrin S. Wasniewski and Scott Chehak

Excused: 1 - Anjali Bhasin

Staff Present: Kevin Firchow, Colin Punt, Planning Division; Katie Bannon, Zoning Administrator

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 May 11, 2026 Regular Meeting

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

Schedule of Meetings

Regular Meetings:

- Monday, June 15, 29 and July 13, 27, 2026 at 5:30 pm (Virtual)

Special Meeting:

- Thursday, June 11, 2026 at 5:00 pm (Room 215, 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. [93126](#) Authorizing the City's execution of a lease for a 36-month term beginning on the completion of the Lessor's Work defined in the Letter Intent between the City of Madison and 3517 West Beltline LLC for the property at 3517 W Beltline Hwy for Clerks Office storage. (District 10)

A motion was made by Guequierre, seconded by Field, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Public Hearings

Zoning Text Amendments

3. [92925](#) Amending Section 28.141(8)(e)3.b. of the Madison General Ordinances related to Exempting EV Requirements at Long-Term Passenger Parking at Airports and at Intercity Bus or Railroad Passenger Depots.

On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission found the standards met and recommended that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other.

A motion was made by Guequierre, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
4. [92926](#) Amending Section 28.104(7) of the Madison General Ordinances related to Building Site Standards within the Transit Oriented Development District to allow a different building footprint for stories above the first floor.

On a motion by Alder Guequierre, seconded by Alder Field, the Plan Commission found the standards met and recommended that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other.

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

Extraterritorial Land Division

5. [92835](#) 5926 CTH CV, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two commercial lots and one outlot.

On a motion by Alder Guequierre, seconded by Alder Field, the Commission found the standards met and approved the certified survey map within the City's extraterritorial jurisdiction subject to the conditions listed in the staff report. The motion passed by voice vote/other.

A motion was made by Guequierre, seconded by Field, to Approve. The motion

passed by voice vote/other.

Development-Related Requests

Note: Items 6-8 are related and were considered as one public hearing.

6. [92855](#) 2019 Fisher Street - Consideration of a demolition permit to demolish a commercial building (District 14)
On a motion by Alder Guequierre, seconded by Alder Field, the Commission found the standards met and approved the demolition permit subject to the conditions listed in the staff report. The motion passed by voice vote/other.
A motion was made by Guequierre, seconded by Field, to Approve. The motion passed by voice vote/other.
7. [92840](#) 2017-2029 Fisher Street (District 14): Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for a building or structure exceeding 10,000 square feet in floor area; and consideration of conditional use in the TR-C4 District for a community center, to allow construction of an addition to Mount Zion Baptist Church.
On a motion by Alder Guequierre, seconded by Alder Field, the Commission found the standards met and approved the conditional use subject to the conditions listed in the staff report. The motion passed by voice vote/other.
A motion was made by Guequierre, seconded by Field, to Approve. The motion passed by voice vote/other.
8. [92841](#) Approving a Certified Survey Map of property owned by Mount Zion Baptist Church located at 2017 and 2029 Fisher Street (District 14).
On a motion by Alder Guequierre, seconded by Alder Field, the Commission found the standards met and recommended to Common Council to approve the certified survey map subject to the conditions listed in the staff report. The motion passed by voice vote/other.
A motion was made by Guequierre, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 9-11 were referred to July 13, 2026 pending a recommendation by the Urban Design Commission on Item 10 (ID 92590).

9. [92877](#) Creating Section 28.022-00753 of the Madison General Ordinances to change the zoning of property located at 1201 Huxley Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)
On a motion by Wasniewski, seconded by Solheim, the Commission recommended that the Common Council re-refer the zoning map amendment to the July 13, 2026, Plan Commission meeting (July 21, 2026 Common Council meeting). The motion passed by voice vote/other.
A motion was made by Wasniewski, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 7/13/2026. The motion passed by voice vote/other.
10. [92590](#) 1910 Roth Street and 1201 Huxley Street (District 12): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a residential building complex; consideration of a conditional use in the TR-U2 District for multi-family dwellings with more than 60 units, all to

allow construction of a residential building complex containing two (2) four-story multi-family dwellings containing 163 total units.

On a motion by Wasniewski, seconded by Solheim, the Commission referred the conditional use to the July 13, 2026, Plan Commission meeting. The motion passed by voice vote/other.

A motion was made by Wasniewski, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 7/13/2026. The motion passed by voice vote/other.

11. [92602](#)

Approving a Certified Survey Map of property owned by OM Land, LLC located at 1910 Roth Street and 1201 Huxley Street (District 12).

On a motion by Wasniewski, seconded by Solheim, the Commission recommended that the Common Council re-refer the certified survey map to the July 13, 2026, Plan Commission meeting (July 21, 2026 Common Council meeting). The motion passed by voice vote/other.

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

Member Announcements, Communications or Business Items

There were no member announcements, communications, or business.

Secretary's Report

Kevin Firchow provided an overview of recent Common Council actions and upcoming matters before the Plan Commission in the month of June.

- Recent Common Council Actions

- ID 92755 - 5817 Halley Way - Amended PD(SIP) to construct five-story, 97-unit multi-family dwelling - Approved on May 19, 2026 subject to the recommendation of the Plan Commission
- ID 92756 - 7901-7913 E Buckeye Road & 7102-7270 Maahic Way - Rezoning from CC-T and CN to Amended PD(GDP-SIP) to relocate and expand space at Rodefeld Landfill for materials recycling - Approved on May 19, 2026 subject to the recommendation of the Plan Commission

- Upcoming Matters – June 11, 2026 Special Meeting

Tentative Discussion Items:

- Discussion on data center regulations
- Update on Madison Metropolitan School District attendance area boundary changes

- Upcoming Matters – June 15, 2026 Regular Meeting

- (Tentative) Election of Chair and Vice Chair of the Plan Commission
- (Tentative) Plan Commission Appointment to the Joint Campus Area Committee (JCAC)
- ID 92878 - Adoption of Southeast Area Plan
- ID 92879 - Adoption of Southwest Area Plan
- ID 93125 & 92843 - 1151 Jenifer Street - Rezoning from TR-C4 to TR-C3 & Certified Survey Map Referral - Create two lots in Third Lake Ridge Historic District
- ID 92844 - 401 & 404 N Sugar Maple Lane & 402 Tawny Elm Parkway - Preliminary Plat - Re-approving Herrling Property Subdivision, creating approximately 25 lots for future residential development and 8 outlots to be dedicated or acquired for stormwater management or public park
- ID 93083 - 4633 Verona Road - Conditional Use for a food truck in the parking lot of multi-tenant commercial building
- 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
- Amendments of Tax Incremental Districts 44, 46, 50, 51, 52, 54, 56, and 57

- Upcoming Matters – June 29, 2026 Regular Meeting

- ID 93272 - 3517 W Beltline Highway - Conditional Use for warehouse and storage use in a multi-tenant commercial building
- ID 93273 - 1336 Drake Street - Conditional Use for amplified sound in the outdoor eating area of a restaurant

Adjournment

A motion was made by Wasniewski, seconded by Solheim, to Adjourn at 5:45 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