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.

Monday, June 15, 2026 | **5:30 PM** | ****Virtual Meeting****

Call to Order/Roll Call

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

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

Excused: 1 - Derek Field

Emily Gnam was chair for the meeting.

Staff Present: Meagan Tuttle, Rebecca Cnare, Jeff Greger, Linda Horvath, Urvashi Martin, Ben Zellers, and Tim Parks, Planning Division; Dan Rolfs, Office of Real Estate Services.

Also Present: Ald. Sean O'Brien, District 16; Ald. Sabrina Madison, District 17; Adriana Soto and Julio Garcia, Spanish-Language Interpreters.

Public Comment

1. **60306** Plan Commission Public Comment Period

There were registrants for public comment. The Plan Commission noted receipt of the two written comments listed on the agenda.

Disclosures and Recusals

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

Minutes of the June 1, 2026 Regular Meeting

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

Schedule of Meetings

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

Special Meeting:
- Tuesday, September 29, 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. 93390 Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction, maintenance and use of a Public Easement for Sanitary Sewer, Water Utility, & Storm Sewer south of Macarthur Road and associated Temporary Limited easements for reconstruction of the public road Located in part of the NE ¼ of the SW ¼ of Section 33, T8N, R10E (District 3).

A motion was made by Guequierre, seconded by Wasniewski, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Public Hearings

Tax Incremental Financing Districts

3. 93406 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #44 (Royster Clark), City of Madison. (District 3, District 15)

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other.

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

4. 93412 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #46 (Research Park), City of Madison. (District 9, District 11, District 19)

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other.

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

5. 93415 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #50 (State and Lake), City of Madison. (District 2, District 4)

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other.

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

6. 93416 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #51 (South Madison), City of Madison. (District 14)

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other.

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

7. 93418 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison. (District 12)

On a motion by Solheim, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other.

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

8. 93420 Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #56 (Grand Canyon), City of Madison. (District 19)

On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the creation of the tax incremental district to the Common Council. The motion passed by voice vote/ other.

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

9. 93428 Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #57 (Medical Circle), City of Madison. (District 19)

On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the creation of the tax incremental district to the Common Council. The motion passed by voice vote/ other.

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

Development-Related Requests

10. 93083 4633 Verona Road (District 10): Consideration of a conditional use in the Commercial Center (CC) District to allow free-standing vending (food truck) in the parking lot of a multi-tenant commercial building.

On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and approved the conditional use 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 Wasniewski, to Approve. The motion passed by voice vote/other.

11. 92844 Re-approving the preliminary plat of Herrling Property Subdivision on property generally addressed as 401 and 404 N Sugar Maple Lane and 402 Tawny Elm Parkway (District 9).

On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the preliminary plat to the Common Council 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 Wasniewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Note: Items 12 and 13 are related and were considered as one public hearing.

12. 93125 Creating Section 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 6)

On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion passed by voice vote/ other.

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

13. 92843 Approving a Certified Survey Map of property owned by Glavinvestments, LLC located at 1151 Jenifer Street; Third Lake Ridge Historic District (District 6).

On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council 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 Wasniewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

14. 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. Figueroa Cole, seconded by Wasniewski, the Plan Commission referred the conditional use to a future meeting [no date specified] pending submittal of revised plans and review of the project by the Urban Design Commission. The motion passed by voice vote/ other.

A motion was made by Figueroa Cole, seconded by Wasniewski, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

Southeast Area Plan

15. 92878 Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)

On a motion by Solheim, seconded by Heck, the Plan Commission recommended approval of the Southeast Area Plan and associated amendments to the Comprehensive Plan to the Common Council subject to the recommendations from reviewing boards, committees, and commissions, the staff recommendations contained in the attached memo dated June 15, 2026, and the following revision:

- That the following map note be added for the Wingra quarry/ QRS property area (4450 Red Barn Run): "This area is designated Parks and Open Space due to the presence of cultural resources and a potential stormwater management area serving future development. Future detailed planning for development may demonstrate portions of this area are suitable for additional streets to support additional Low Residential development."

The motion to recommend approval with the above revision passed by voice vote/ other.

A motion was made by Solheim, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

16. 93179 Plan Commission Resolution Recommending Adoption of an Amendment to the Comprehensive Plan related to the Southeast Area Plan. (District 3, District 15, District 16)

On a motion by Solheim, seconded by Ald. Figueroa Cole, the Plan Commission adopted a resolution approving the Southeast Area Plan and associated amendments to the Comprehensive Plan subject to the recommendations from reviewing boards, committees, and commissions, the staff recommendations contained in the attached memo dated June 15, 2026, and the following revision:

- That the following map note be added for the Wingra quarry/ QRS property area (4450 Red Barn Run): "This area is designated Parks and Open Space due to the presence of cultural resources and a potential stormwater management area serving future development. Future detailed planning for development may demonstrate portions of this area are suitable for additional streets to support additional Low Residential development."

The motion to approve with the above revision passed by voice vote/ other.

A motion was made by Solheim, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.

Southwest Area Plan

17. 92879 Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)

On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission recommended approval of the Southwest Area Plan and associated amendments to the Comprehensive Plan to the Common Council subject to the recommendations from reviewing boards, committees, and commissions and the staff recommendations contained in the attached memo dated June 15, 2026. The motion to recommend approval passed by voice vote/ other.

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

18. 93178 Plan Commission Resolution Recommending Adoption of an Amendment to the Comprehensive Plan related to the Southwest Area Plan. (District 1, District 7, District 10, District 19, District 20)

On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission adopted a resolution approving the Southwest Area Plan and associated amendments to the Comprehensive Plan subject to the recommendations from reviewing boards, committees, and commissions and the staff recommendations contained in the attached memo dated June 15, 2026. The motion to recommend approval passed by voice vote/ other.

A motion was made by Guequierre, seconded by Figueroa Cole, to Approve. The motion passed by voice vote/other.

Member Announcements, Communications or Business Items

Chair Gnam thanked the members of the Plan Commission for their flexibility with the cancellation of the June 11, 2026 special meeting. The items scheduled for that meeting will be presented to the Commission at upcoming meetings.

Ald. Figueroa Cole noted that she would be unable to attend the September 8, 2026 special meeting.

Secretary's Report

Planning Division Director Meagan Tuttle summarized the recent Common Council actions and upcoming matters for the Plan Commission. She also thanked the Commission for their flexibility on the cancellation of the June 11, 2026 special meeting.

As part of her overview of recent Common Council actions, Director Tuttle noted that Nicole Solheim and Patrick Heck were re-appointed as citizen members of the Plan Commission, and that Scott Chehak had been re-appointed as the Madison Metropolitan School District representative/ ex-officio member of the Commission.

She also noted that June 29 would be Commission member Chris McCahill's last meeting with the body, and that he was stepping away from the Plan Commission so that he could focus on his work as a citizen member of the Transportation Commission. Ald. Field has been appointed to serve as the Plan Commission representative to the Transportation Commission.

Also, during the discussion of Items 15 and 16 (Southeast Area Plan), Director Tuttle let the Plan Commission know that Rebecca Cnare had recently been promoted to the position of principal planner in the Planning Division's Neighborhood Planning, Preservation and Design Section, filling the position previously held by Bill Fruhling, who retired earlier this year.

- Recent Common Council Actions

- ID 92925 - Zoning Text Amendment - Amending MGO Section 28.141(8)(e)3.b. related to exempting electric vehicle (EV) requirements at long-term passenger parking at airports and at intercity bus or railroad passenger depots - Approved on June 9, 2026 subject to the recommendation of the Plan Commission
- ID 92926 - Zoning Text Amendment - Amending MGO Section 28.104(7) related to building site standards within the Transit Oriented Development (TOD) Overlay District to allow a different building footprint for stories above the first floor - Approved on June 9, 2026 subject to the recommendation of the Plan Commission

- Upcoming Matters – June 29, 2026

- ID 93272 - 3517 W Beltline Highway - Conditional Use for a warehouse and storage use in a multi-tenant commercial building
- ID 93273 - 1336 Drake Street - Conditional Use - Allow amplified sound in the outdoor eating area of a restaurant
- ID 93403 - Zoning Text Amendment - Amending MGO Sections 28.032, 28.091, and 28.151 to remove the requirement of vehicular access to a collector street for ten use types
- ID 93404 - Zoning Text Amendment - Amending Sections of MGO Chapter 28 to increase the maximum height allowed for non-residential buildings in certain districts through conditional use approval
- Staff update on data centers (rescheduled from the cancelled June 11 special meeting)

- Upcoming Matters – July 13, 2026

- ID 92877, 92590 & 92602 - 1910 Roth Street & 1201 Huxley Street - Rezoning from TR-U1 to TR-U2, Conditional Use - Residential Building Complex, and Certified Survey Map Referral - Combine underlying parcels into one lot by CSM and construct two four-story multi-family dwellings with 163 total units
- ID 93275 - 110 E Rusk Avenue/ 1919 Alliant Energy Center Way - Conditional Use - Construct additions to existing 172,000 square-foot auditorium (Exhibition Hall at Alliant Energy Center)
- ID 93508 - 2219 Monroe Street - Conditional Use - Construct 1200-person capacity stadium, concession stand/ restroom building, and storage buildings for Goodman Athletic Complex on Edgewood Campus
- ID 93509 - 3602 Atwood Avenue - Conditional Use to convert commercial building into two-family dwelling - two-unit
- ID 93510 - 4908 Felland Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Burke

Adjournment

A motion was made by Solheim, seconded by Heck, to Adjourn at 8:13 p.m. The motion passed by voice vote/other.

Registrations

91389 Registrants for 2026 Plan Commission Meetings