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, July 13, 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; Derek Field; Emily R. Gnam; Sara R. Sanders; Anjali Bhasin; Nicole A. Solheim; Patrick W. Heck; Darrin S. Wasniewski and Scott Chehak

Emily Gnam was chair for the meeting.

Staff Present: Kevin Firchow and Tim Parks, Planning Division; Matt Tucker, Building Inspection Division.

Also Present: Ald. Julia Matthews, District 12; Ald. Tag Evers, District 13; Ald. Sabrina Madison, District 17.

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 June 29, 2026 Regular Meeting

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

Schedule of Meetings

Regular Meetings:
- Monday, July 27 and August 10, 31, 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)

Special Items of Business

2. 89296 Election of Plan Commission Chair and Vice Chair

On a motion by Ald. Field, seconded by Ald. Figueroa Cole, the Plan Commission elected Emily Gnam as Chair. There were no other nominations made. The motion passed by voice vote/other, with Gnam abstaining.

On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission elected Nicole Solheim as Vice-Chair. There were no other nominations made. The motion passed by voice vote/other, with Solheim abstaining.

3. 89284 Plan Commission Appointment to the Joint Campus Area Committee

On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission appointed Patrick Heck to Joint Campus Area Committee.There were no other nominations made. The motion passed by voice vote/other, with Heck abstaining.

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.

Public Hearings

Development-Related Requests

Note: Items 4-6 are related and were considered as one public hearing.

4. 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 Ald. Guequierre, seconded by Ald. Field, 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 Field, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

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

6. 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 Ald. Guequierre, seconded by Ald. Field, 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 Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

7. 93508 2219 Monroe Street (District 13): Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan to modify existing athletic fields to construct a stadium with 1200-person capacity, concession stand and restroom building, and two storage buildings at the Goodman Athletic Complex on the Edgewood Campus.

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found the standards met and approved the conditional use request subject to the comments and conditions in the Plan Commission materials with the following revision:

- That the comment in the Planning Division recommended conditions, "Conditions 2-5 may be amended by approval of a minor alteration to the conditional use by the Director of the Planning Division following a recommendation by the district alder. If the minor alteration is not approved, the applicant shall file the request for alteration of the approved conditional use with the Plan Commission for consideration pursuant to the process and standards in Section 28.183 of the Zoning Code" be struck in its entirety and not be made part of the approval.

The motion to approve with the revised comments and conditions passed by voice vote/ other.

As part of its approval of the conditional use request, that the Plan Commission noted the request by Ald. Tag Evers that the Building Inspection Division provide the Plan Commission with a report summarizing any issues that may have arisen with Edgewood High School's proposed additions to the Goodman Athletic Complex approximately one year following the opening of the proposed stadium facility.

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

8. 93509 3602 Atwood Avenue (District 15): Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a two-family dwelling--two-unit to allow an office building to be converted into a two-unit residence.

On a motion by Solheim, seconded by Ald. Guequierre, 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 Solheim, seconded by Guequierre, to Approve. The motion passed by voice vote/other.

9. 93510 4908 Felland Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two lots.

On a motion by Alder Guequierre, seconded by Heck, the Plan 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 Heck, to Approve. The motion passed by voice vote/other.

10. 93275 110 E Rusk Avenue and 1919 Alliant Energy Center Way (District 14): Consideration of a conditional use in the Parks and Recreation (PR) District for an auditorium, and consideration of a conditional use in the PR DIstrict for a building height greater than two stories and 35 feet, all to allow construction of additions to the Exhibition Hall at the Alliant Energy Center.

On a motion by Ald. Field, seconded by Solheim, the Commission referred the conditional use to the July 27, 2026, Plan Commission meeting pending a recommendation by the Urban Design Commission. The motion passed by voice vote/other

A motion was made by Field, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 7/27/2026. The motion passed by voice vote/other.

Member Announcements, Communications or Business Items

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

Secretary's Report

Kevin Firchow summarized the recent Common Council actions and upcoming matters for the Plan Commission.

- Recent Common Council Actions

- 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 - Approved on July 7, 2026 subject to the recommendations of the Plan Commission
- 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 - Approved on July 7, 2026 subject to the recommendations of the Plan Commission

- Upcoming Matters – July 27, 2026

- ID 93260 - Amending MGO Section 16.26(1)(f) related to Oscar Avenue setbacks to remove part of a setback line on 2150 Commercial Avenue parcel
- ID 93276 - 502 Pflaum Road - Conditional Use - Construct new public school building to replace Sennett Middle School
- ID 93277 - 4301 Cherokee Drive - Conditional Use - Construct new public school building to replace Cherokee Heights Middle School
- ID 93609 - 108 N Leon Street - Conditional Use - Construct four-story mixed-use building containing approximately 4,500 square feet of commercial space and 120 dwelling units
- ID 93610 - 101-109 N Franklin Street & 510 E Mifflin Street - PD(SIP) Alteration - Revise the PD zoning text to remove the prohibition against residential parking permits for residents of the four-building planned development

- Upcoming Matters – August 10, 2026

- ID 93984 - 6201-6209 Mineral Point Road - Amended PD(GDP-SIP) - Amend Oakwood Village University Woods General Development Plan and approve a Specific Implementation Plan to construct a six-story, 92-unit multi-family dwelling and to restore portions of the site following demolition of five buildings across the campus

Adjournment

A motion was made by Solheim, seconded by Field, to Adjourn at 7:40 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