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 27, 2026 **5:30 PM** ****Virtual Meeting****

****Note**** **Quorum of the Common Council may be in attendance at this meeting.**

Interpretation and Accessibility

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: Meagan Tuttle and Chris Wells, Planning Division.

Public Comment

1. 60306 Plan Commission Public Comment Period

There were no registrants for public comment.

Disclosures and Recusals

Chehak recused himself from all items on this meeting's agenda as he is representing the Madison Municipal School District (MMSD), which is the applicant on Agenda Items 6, 7 & 8.

Minutes of the July 13, 2026 Regular Meeting

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

Schedule of Meetings

Regular Meetings:
- Monday, August 10, 31 and October 5, 19, 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.

Public Hearings

Ordinance Amendment

2. 93260 Amending Section 16.26(1)(f) of the Madison General Ordinances related to Oscar Avenue Setbacks to remove part of a setback line. (District 12)

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission recommended that the Common Council adopt the amended setback. The motion passed by voice vote/other.

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

Development-Related Requests

3. 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. Guequierre, seconded by Solheim, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

4. 93609 108 N Leon Street (District 15): Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner, and consideration of a conditional use in the CC-T District for dwelling units in a mixed-use building with greater than 60 units, all to allow construction of a four-story mixed-use building containing approximately 4,500 square feet of commercial space and 124 dwelling units on Lot 5 of the Starkweather subdivision.

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

5. 93610 101-109 N Franklin Street and 510 E Mifflin Street (District 2): Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to remove language in the zoning text for this PD District that prohibits residents of the four subject buildings from obtaining residential parking permits as governed by MGO Section 12.138.

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

motion passed by voice vote/other.

Note: Items 6 and 7 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.

6. 93594 4301 Cherokee Drive - Consideration of a demolition permit to demolish an institutional building (District 10)

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed on the following 7-1 vote: AYE: Guequierre, Ald. Figeroa Cole, Ald. Field, Sanders, Bhasin, Heck, Solheim; NAY: Wasniewski; NON-VOTING: Gnam; RECUSED: Chehak.

A motion was made by Guequierre, seconded by Solheim, to Approve. The motion passed by the following vote:

Ayes: 7 - John P. Guequierre; Yannette Figueroa Cole; Derek Field; Sara R. Sanders; Anjali Bhasin; Nicole A. Solheim and Patrick W. Heck

Noes: 1 - Darrin S. Wasniewski

Recused: 1 - Scott Chehak

Non Voting: 1 - Emily R. Gnam

7. 93277 4301 Cherokee Drive (District 10): Consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for a school, public or private; consideration of a conditional use in the TR-C1 District for a building or structure exceeding 10,000 square feet in floor area; and consideration of a conditional use for an increase of more than twenty (20) parking spaces that is also more than ten percent (10%) of the maximum parking requirement, all to allow construction of a new public school building to replace the existing Cherokee Heights Middle School building.

On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed on the following 7-1 vote: AYE: Guequierre, Ald. Figeroa Cole, Ald. Field, Sanders, Bhasin, Heck, Solheim; NAY: Wasniewski; NON-VOTING: Gnam; RECUSED: Chehak.

A motion was made by Guequierre, seconded by Field, to Approve. The motion passed by the following vote:

Ayes: 7 - John P. Guequierre; Yannette Figueroa Cole; Derek Field; Sara R. Sanders; Anjali Bhasin; Nicole A. Solheim and Patrick W. Heck

Noes: 1 - Darrin S. Wasniewski

Recused: 1 - Scott Chehak

Non Voting: 1 - Emily R. Gnam

Note: Item 8 should be referred to August 10, 2026 pending a recommendation by the Landmarks Commission.

8. 93276 502 Pflaum Road (District 15): Consideration of a conditional use for the construction of a new building in a Campus-Institutional (CI) District without a campus master plan; Consideration of a conditional use for an increase of more than twenty (20) parking spaces that is also more than ten percent (10%) of the maximum parking

requirement; and Consideration of a conditional use for nonresidential development immediately adjacent to the boundary of a City-owned public park - all to allow construction of a new Sennett Middle School building at 502 Pflaum Road.

On a motion by Heck, seconded by Solheim, the Commission referred the conditional use to the August 10, 2026, Plan Commission meeting. The motion passed by voice vote/other.

A motion was made by Heck, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by 8/10/2026. The motion passed by voice vote/other.

Member Announcements, Communications or Business Items

There was no Business By Members.

Secretary's Report

Meagan Tuttle summarized the upcoming matters for the Plan Commission.

- Recent Common Council Actions

- ID 92877 & 92602 - 1910 Roth Street and 1201 Huxley Street - Rezoning 1201 Huxley from TR-U1 to TR-U2 and Certified Survey Map Referral to create one lot for multi-family residential development - Approved on July 21, 2026 subject to the recommendations of the Plan Commission

- Upcoming Matters – August 10, 2026

- ID 93984 - 6145-6301 Mineral Point Road and 510 Genomic Drive - 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

- Upcoming Matters – August 31, 2026

- ID TBD - 1001 Wisconsin Place - Amended PD(GDP-SIP) and Conditional Use - Amend General Development Plan and Specific Implementation Plan for the Edgewater Hotel to construct a restaurant/bar with outdoor eating area on the 15th Floor, add canopies to the outdoor eating areas for the restaurants on the 1st and 7th Floors, and reconfigure space under the 5th Floor plaza to create a concession/bar
- ID 93829 - 5606 Russett Road - Conditional Use - Construct new public school building to replace Toki Middle School and Orchard Ridge Elementary School
- ID TBD & 93831 - 8302 McDowell Drive - Rezoning from Temp. A to TR-U2 and CC-T, and Preliminary Plat and Final Plat of Hawks Nest, creating six lots for future development in TR-U2 zoning, three lots for future development in CC-T zoning, and one outlot for stormwater management
- (Tentative) - Rezoning various PD-Planned Development zoning districts to conventional zoning districts

Adjournment

A motion was made by Solheim, seconded by Heck, to Adjourn at 6:10 p.m.. The motion passed by voice vote/other.

Registrations

91389 Registrants for 2026 Plan Commission Meetings