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, August 10, 2026 **5:30 PM** ****Virtual Meeting****

Call to Order/Roll Call

The meeting was called to order at 5:31 p.m.

Present: 9 - John P. Guequierre; Yannette Figueroa Cole; Derek Field; Emily R. Gnam; Sara R. Sanders; Anjali Bhasin; Nicole A. Solheim; Patrick W. Heck and Darrin S. Wasniewski

Excused: 1 - Scott Chehak

Emily Gnam was chair for the meeting.

Staff Present: Meagan Tuttle and Tim Parks, Planning Division.

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 July 27, 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, August 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.

Routine Business

2. 94181 Authorizing the City's transfer and conveyance of a certain portion of a 50-foot-wide strip of remnant lands to Dane County. (District 18)

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

To allow a member of the public who had registered to speak on Item 2 to address the Plan Commission, on a motion by Ald. Guequierre, seconded by Wasniewski, this item was placed the item on the table until after Item 3. The motion to place Item 2 on the table passed by voice vote/ other.

Following consideration of Item 3, Item 2 was taken off the table on a motion by Ald. Guequierre, seconded by Wasniewski, which passed by voice vote/ other.

The party that registered to speak never rejoined the meeting to address the Commission.

Public Hearings

Development-Related Requests

3. 93984 Creating Section 28.022-00755 of the Madison General Ordinances to change the zoning of property located at 6145-6301 Mineral Point Road and 510 Genomic Drive from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00756 to approve a Specific Implementation Plan. (District 19)

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the amended planned development to the Common Council subject to the comments and conditions contained in the Plan Commission materials and with the following findings:

- As part of their motion, the Plan Commission granted a waiver, variance or exception for proposed 92-unit multi-family dwelling to the requirements in Section 28.104(7), Site Standards for Buildings, which require at least 30% of primary street-facing building facades be set back no more than 20 feet from the primary street and that buildings shall occupy at least thirty percent (30%) of the primary street frontage. In granting the waiver, variance or exception, the Plan Commission cited the existing development pattern and the unique topography present on the campus as the grounds for the waiver, variance or exception. The Commission also noted that the proposed building would be replacing an existing building at the same location on the established campus in making their finding.

- As part of their motion, the Plan Commission also granted a waiver, variance or exception for proposed 92-unit multi-family dwelling to the number of bicycle parking stalls required to serve the project, citing the unique characteristics of the population and the availability of overflow bicycle parking [on the campus] should that become necessary.

The motion to recommend approval subject to conditions and with the above findings passed by voice vote/ other.

During the discussion of the bicycle parking waiver, variance or exception, members of the Plan Commission expressed a desire for the applicant to consider converting automobile parking in the 92-unit building into bicycle parking and providing conduit/ wiring for electric bike charging in the future should demand for additional bicycle parking emerge.

A motion was made by Guequierre, seconded by Solheim, to RECOMMEND TO

COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

4. 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 Ald. Field, seconded by Heck, the Plan Commission referred the conditional use request to August 31, 2026 pending a recommendation by the Landmarks Commission.

A motion was made by Field, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 8/31/2026. 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

Meagan Tuttle summarized the recent Common Council actions and upcoming matters for the Plan Commission, including the potential items to be discussed at the September 29 special/ working session.

- Recent Common Council Actions

- ID 93260 - 2150 Commercial Avenue - Amending MGO Section 16.26(1)(f) related to Oscar Avenue setbacks to remove part of a setback line on 2150 Commercial Avenue parcel - Approved on August 4, 2026 subject to the recommendations of the Plan Commission

- Upcoming Matters – August 31, 2026

- ID 94184 & 93828 - 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 94183 & 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
- ID 94182 - Amending sections of Chapter 28 of Madison General Ordinances to remove maximum height limits and landscape requirements in the Airport (AP) District.
- ID 94135 - 1050 Sherman Avenue - Conditional Use - Construct addition to a single-family residence on a lakefront parcel
- ID 94136 - 302 Acewood Boulevard - Conditional Use to allow an adult daycare in SR-C1 zoning
- ID 94158 - 1409 Theresa Terrace - Conditional Use Alteration to allow a daycare use at existing community center

- Upcoming Matters – October 5, 2026

- ID TBD - 1051-1053 Williamson Street - Amended PD(GDP-SIP) - Amend General Development Plan and Specific Implementation Plan to convert an existing building into a restaurant and hotel

Adjournment

A motion was made by Field, seconded by Wasniewski, to Adjourn at 6:32 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