



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved HOUSING POLICY COMMITTEE

Thursday, September 25, 2025

4:30 PM

The City of Madison is holding the Housing Policy Committee meeting in virtual format.

Written Comments: You can send comments on agenda items to housingpolicy@cityofmadison.com

Register for Public Comment:

- Register to speak at the meeting
- Register to answer questions
- Register in support or opposition of an agenda item (without speaking)

If you want to speak at this meeting you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you will need to join the virtual meeting.

Watch the Meeting: If you would like to join the meeting as an observer, please visit <https://www.cityofmadison.com/watchmeetings>.

Listen by Phone: (877) 853-5257 (Toll Free) Webinar ID: 814 5666 6319

Call to Order/Roll Call

Co-chair Heather Allen called the meeting to order at 4:32pm.

Staff present: Zoning Administrator Katie Bannon, Assistant Zoning Administrator Jacob Moskowitz, Colin Punt, Heather Stouder, and Amanda Hoadley.

Present: 8 - Will Ochowicz; Julia Matthews; Jillian B. Hayes; Michael P. Tarby; Laurel C. Noack; Heather Allen; Paul R. Aylesworth and Hannah L. Renfro

Approval of Minutes

A motion was made by Tarby, seconded by Ochowicz, to approve the August 28, 2025 minutes. The motion passed by voice vote/other.

Public Comment

1. [90054](#) Public Comment September 25, 2025

Two public comments submitted via email regarding items 3 and 4.

Disclosures and Recusals

New Business

Note: Items 2, 3, and 4 will be discussed together. Following a staff presentation and public comment limited to three minutes per registrant, the Housing Policy Committee will make separate motions and recommendations to the Plan Commission for each of the three items.

2. [89916](#) Amending several sections of Chapter 28 to reduce minimum lot width and lot area within certain zoning districts and to reduce the rear setback for alley loaded one-story attached garages.

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Badri Lankella, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Michael E. Verveer And Regina M. Vidaver

A motion was made by Ochowicz, seconded by Tarby, to return the zoning text amendment to the Plan Commission with a recommendation for approval. The motion passed by voice vote/other.

3. [89917](#) Amending various sections of Chapter 28 to update the existing step down rules for larger buildings when adjacent to a residential district.

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Badri Lankella, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Will Ochowicz, Michael E. Verveer And Regina M. Vidaver

A motion was made by Matthews, seconded by Tarby, to return the zoning text amendment to the Plan Commission with a recommendation for approval. The motion passed by voice vote/other.

4. [89918](#) Amending sections within Chapter 28 to allow detached Accessory Dwelling Units to have two units and not be included in maximum permitted use accessory structure size.

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Badri Lankella, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Will Ochowicz, Michael E. Verveer And Regina M. Vidaver

A motion was made by Ochowicz, seconded by Tarby, to return the zoning text amendment to the Plan Commission with a recommendation for approval. The motion passed by voice vote/other.

5. [90055](#) Business By Members For Upcoming Meetings

Heather Stouder noted that based on previous input from the committee, the content of upcoming meetings could include a Housing Snapshot Report update in October, review of more zoning ordinance changes in November, and a staff overview of the City's land-banking efforts in December

Tarby would like to discuss pre-approved plans and how Tax Increment Financing (TIF) relates to housing development.

Noack would like to discuss the impacts of building height limits on housing opportunities

11 **Adjournment**

A motion was made by Tarby, seconded by Ochowicz, to adjourn at 5:24pm. The motion passed by voice vote/other. Adjourned at 5:24pm.