



# 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](http://www.madisoncitychannel.tv).*

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Thursday, December 8, 2022

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 215 (Madison Municipal Building)

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### SPECIAL MEETING OF THE PLAN COMMISSION

#### CALL TO ORDER/ROLL CALL

**Present:** 9 - Patrick W. Heck; Erik Paulson; Ledell Zellers; Kathleen L. Spencer; Maurice C. Sheppard; Anthony S. Fernandez; Nicole A. Solheim; Bradley A. Cantrell and Arnold (Gabe) Mendez

**Excused:** 1 - Jael Currie

Staff Present: Heather Stouder, Bill Fruhling, Heather Bailey, Katie Bannon, Kate Smith, Jim O'Keefe, Linette Rhodes

Presenter: Landmarks Commission Chair Katie Kaliszewski

#### PUBLIC COMMENT

1. [60306](#) Plan Commission Public Comment Period

There were no registrants for general public comment.

#### DISCLOSURES AND RECUSALS

None

#### SPECIAL ITEMS OF BUSINESS

2. [74891](#) Discussion: Demolitions - Review of Landmarks Commission's role and Plan Commission approval standards

*Registrant: Kurt Stege, registering neither in support nor in opposition and wishing to speak*

- Preservation Planner Heather Bailey and Landmarks Commission Chair Katie Kaliszewski provided an overview of the Landmarks Commission process in reviewing demolition requests and the intent of their advisory recommendations to the Plan Commission.
- Assistant Attorney Kate Smith provided a refresher on the demolition standards adopted in October 2021 which removed the consideration of future use as a Plan Commission standard for approval
- Plan Commissioners asked questions of staff and Chair Kaliszewski and discussed ideas for potential changes to allow for consideration of the proposed future use in some cases. No action was taken.

3. [74892](#)

## Discussion: Downtown building heights and affordable housing

- Staff provided an overview of an idea to allow for (re)development with a contractual commitment to income-restricted housing in Madison's downtown to exceed the number of stories on the Downtown Height Map, so long as the absolute allowable maximum height is still adhered to.
- Plan Commissioners asked questions of staff and discussed the idea. The Commission provided general support for staff to move forward with more details, and to consider ways the idea may be expanded beyond the downtown area in the future. No action was taken.

**BUSINESS BY MEMBERS**

There was no business by members.

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Solheim, to Adjourn at 7:20 pm.  
The motion passed by voice vote/other.**