



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Agenda - Approved

### HOUSING POLICY COMMITTEE

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Tuesday, November 18, 2025

4:30 PM

Virtual

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**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](mailto: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: 884 4802 5230**

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnub ua hauj lwm ua ntej yuav tuaj sib tham.

For accommodations, contact: Amanda Hoadley, 608-266-9017,  
[housingpolicy@cityofmadison.com](mailto:housingpolicy@cityofmadison.com)

**Call to Order/Roll Call**

**Approval of Minutes**

October 23, 2025: <http://madison.legistar.com/Calendar.aspx>

**Public Comment**

1. [90734](#) Public Comment November 18, 2025

**Disclosures and Recusals**

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

**New Business**

2. [90552](#) Amending Sections of Chapter 28 of the Madison General Ordinances related to Housing and Auto-Oriented Uses in the Transit Oriented Development Overlay District.

**Attachments:** [90552 Body](#)

[2025-11-18-Staff Presentation to HPC.pdf](#)

Plan Commission Public Hearing (12/1/25), Housing Policy Commission (11/18/25), Common Council (12/9/25)  
Additional Referrals to Housing Policy Commission, Transportation Commission

3. [90553](#) Creating Section 28.022-00735 of the Madison General Ordinances to change the zoning of property located at 659 North Whitney Way and 5003 University Avenue, Alder District 19, from NMX (Neighborhood Mixed-Use) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00736 of the Madison General Ordinances to change the zoning of property located at 4860 Sheboygan Avenue, Alder District 11, from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District. (District 11, District 19)

**Attachments:** [2025-11-18-Staff Presentation to HPC.pdf](#)

Plan Commission Public Hearing (12/1/25), Housing Policy Committee (11/18/25), Common Council (12/9/25)  
Additional Referral to Housing Policy Committee

4. [90554](#) SUBSTITUTE: Creating Section 28.022-00737 of the Madison General Ordinances to change the zoning of property located at 402-434 Gammon Place, 429 Gammon Place and 433 Gammon Road from CC (Commercial Corridor) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00738 of the Madison General Ordinances to change the zoning of property located at 5701-5801 Mineral Point Road and 422 South Rosa Road from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District. (District 19)

**Attachments:** [90554 Version 1](#)

[2025-11-18-Staff Presentation to HPC.pdf](#)

Plan Commission Public Hearing (12/1/25), Housing Policy Committee (11/18/25), Common Council (12/9/25)  
Additional Referral to Housing Policy Committee

5. [90555](#) Creating Section 28.022-00739 of the Madison General Ordinances to change the zoning of property located at 4217-4237 Lien Road, the northern 220 feet of 4301 Lien Road, and 4325-4401 Lien Road from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District. (District 17)

**Attachments:** [2025-11-18-Staff Presentation to HPC.pdf](#)

Plan Commission Public Hearing (12/1/25), Housing Policy Committee (11/18/25), Common Council (12/9/25)  
Additional Referral to Housing Policy Committee

6. [90556](#) Creating Section 28.022-00740 of the Madison General Ordinances to change the zoning of property located at 3245 East Washington Avenue from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District. (District 12)

**Attachments:** [2025-11-18-Staff Presentation to HPC.pdf](#)

Plan Commission Public Hearing (12/1/25), Housing Policy Committee (11/18/25), Common Council (12/9/25)  
Additional Referral to Housing Policy Committee

7. [90557](#) Amending Sections within Chapters 16 and 28 of the Madison General Ordinances to create "Cottage Courts."

**Attachments:** [90557Body.pdf](#)

[Public Comment 11-11-25.pdf](#)

[2025-11-18-Staff Presentation to HPC.pdf](#)

Plan Commission Public Hearing (12/1/25), Housing Policy Commission (11/18/25), Common Council (12/9/25)  
Additional Referral to Housing Policy Committee

8. [90735](#) Business By Members For Upcoming Meetings

**Adjournment**