



City of Madison

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

Meeting Minutes - Approved HOUSING POLICY COMMITTEE

Tuesday, November 18, 2025

4:30 PM

Virtual

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: 884 4802 5230

Call to Order/Roll Call

Co-chair Heather Allen called the meeting to order at 4:31pm.

Staff present: Planning Director Meagan Tuttle, Zoning Administrator Katie Bannon, Colin Punt, Heather Stouder, and Amanda Hoadley.

Present: 7 - Will Ochowicz; Julia Matthews; Jillian B. Hayes; Michael P. Tarby; Laurel C. Noack; Heather Allen and Hannah L. Renfro

Excused: 1 - Paul R. Aylesworth

Approval of Minutes

A motion was made by Ochowicz, seconded by Tarby, to approve the October 23, 2025 minutes. The motion passed by voice vote/other.

Public Comment

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

One public comment was given in person regarding item 7. Three public comments were submitted via email regarding items 2 through 7.

Disclosures and Recusals

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.

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, Sean O'Brien, Will Ochowicz, Michael E. Verveer And Regina M. Vidaver

An amendment was passed by voice vote/other to allow automobile rentals in the TOD zone.

A motion was made by Matthews, seconded by Ochowicz, to return the zoning text amendment to the Plan Commission with a recommendation for approval.

An amendment to the motion was made by Ochowicz, seconded by Matthews, to recommend a change to allow automobile rental in the TOD overlay district. The motion passed by voice vote/other.

A motion was made by Ochowicz, seconded by Hayes, to recommend against adoption of a potential amendment to require conditional use approval for 3 & 4 unit buildings in the University Hill Farms National Register Historic District. The motion passed by voice vote/other.

The original motion, with amendment to allow automobile rentals in the TOD zone passed by voice vote/other.

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)
- 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, Sean O'Brien, Will Ochowicz, Bill Tishler, Michael E. Verveer And Regina M. Vidaver
- A motion was made by Tarby, seconded by Ochowicz, to recommend approval of the zoning map amendment to the Plan Commission. The motion passed by voice vote/other.**
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 South 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)
- 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, Sean O'Brien, Will Ochowicz, Michael E. Verveer And Regina M. Vidaver
- A motion was made by Tarby, seconded by Ochowicz, to recommend approval of the zoning map amendment to the Plan Commission. The motion passed by voice vote/other.**
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)
- 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, Sean O'Brien, Will Ochowicz, Michael E. Verveer And Regina M. Vidaver
- A motion was made by Tarby, seconded by Ochowicz, to recommend approval of the zoning map amendment to the Plan Commission. The motion passed by voice vote/other.**

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)

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, Sean O'Brien, Will Ochowicz, Michael E. Verveer And Regina M. Vidaver

A motion was made by Tarby, seconded by Ochowicz, to recommend approval of the zoning map amendment to the Plan Commission. The motion passed by voice vote/other.

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

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, Sean O'Brien, Will Ochowicz, Michael E. Verveer And Regina M. Vidaver

An amendment was passed by voice vote/other to recommend allowing 2-unit buildings in Cottage Courts, so long as the total number still doesn't exceed 8. An additional amendment was passed by voice vote/other to recommend reducing required rear setbacks for Cottage Courts to 8 feet.

A motion was made by Matthews, seconded by Tarby, to return the zoning text amendment to the Plan Commission with a recommendation for approval.

An amendment to the motion was made by Ochowicz, seconded by Tarby, to recommend allowing 2-unit buildings in Cottage Courts, so long as the total number still doesn't exceed 8. The motion passed by voice vote/other.

An amendment to the motion was made by Ochowicz, seconded by Tarby to recommend reducing required rear setbacks for Cottage Courts to 8 feet. The motion passed by voice vote/other.

The original motion including both amendments passed by voice vote/other.

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

Heather Stouder noted that based on previous input from the committee, the content of upcoming meetings will include a staff overview of land-banking and TIF in December and a staff overview of pre-approved plans in January.

Adjournment

A motion was made by Tarby, seconded by Ochowicz, to adjourn at 5:56pm. The motion passed by voice vote/other. Adjourned at 5:56pm.