



# City of Madison

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

## Meeting Minutes - 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

### 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.**