



# 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).*

---

Thursday, July 30, 2020

5:00 PM

**\*\*Virtual Meeting\*\***

---

### SPECIAL MEETING OF THE PLAN COMMISSION

**Some or all of the members of the body, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.**

**\*\*Note\*\* Quorum of the Common Council and Housing Strategy Committee may be in attendance at this meeting.**

The City of Madison is holding this Plan Commission meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic.

### CALL TO ORDER/ROLL CALL

**Chair Zellers called the meeting to order at 5:00 p.m.**

**Present:** 9 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

**Excused:** 2 - Keetra S. Burnette and Andrew J. Statz

Zellers was chair for the meeting.

Staff Present: Matt Wachter, Secretary; Heather Stouder, Colin Punt, Kevin Firchow, Brian Grady, Heather Bailey, Sydney Prusak, Planning Division; John Strange, Attorney's Office; Matt Tucker, Jenny Kirchgatter, Office of the Zoning Administrator; Jim O'Keefe, Linette Rhodes, Community Development Division

Alders also Present: Furman (District 19)

Also in attendance from Housing Strategy Committee were Anne Morrison, Laurie Logan, Dave Porterfield

### PUBLIC COMMENT

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

All registrants spoke regarding item 61440.

Speaking in support were David Hoffert, 2006 Monroe St; Bill Connors, 25 W Main St; Robert Procter, 2 E Mifflin St; Elias Tsarovsky, 615 N Henry St; Jack Kear, 1045 E Wilson St

Speaking in opposition were DeeAnne Shaughnessy, 115 Langdon St; Bob Stone, 1101 Colby St

Speaking neither in support nor opposition were Kathryn Pensack, 207 N. Dickinson St; Michael A Basford, 1917 Schlimgen Ave; Joshua R Napravnik, 656 Crandall; Neale Hansen, 222 Acewood Blvd

Registered in support and available to answer questions was Matt Frater, 2906 Stevens St

Registered in opposition and available to answer questions was Ashley Cofrin, 1614 Riverspointe Ct, Anoka, MN

Registered in support and not wishing to speak were Elias Tsarovsky, 615 N Henry St; Jack Kear, 1045 E Wilson St

Registered in opposition and not wishing to speak was Claire Warsek, 412 N Carroll St

## DISCLOSURES AND RECUSALS

There were no disclosures and recusals

## SCHEDULE OF MEETINGS

The schedule of upcoming meetings was not reviewed.

## SPECIAL ITEM OF BUSINESS

2. [61440](#) Potential Zoning Code Changes to Support Additional Housing

Matt Wachter provided an introduction and outlined Madison's housing needs.  
Heather Stouder led a discussion regarding housing density and conditional use thresholds  
Matt Tucker led a discussion regarding Accessory Dwelling Units  
Kevin Firchow led a discussion regarding the potential for new zoning districts  
Heather Stouder and Linette Rhodes led a discussion regarding the process for reviewing city-funded affordable housing  
Kevin Firchow and John Strange led a discussion regarding the demolition permit process.

The Plan Commission discussed the topics as presented and provided feedback and guidance to staff regarding changes to the Zoning Code.

No action was taken.

## BUSINESS BY MEMBERS

There was no business by members.

## COMMUNICATIONS

There were no communications.

## SECRETARY'S REPORT

There was no report from the Secretary.

## ANNOUNCEMENTS

There were no announcements

## ADJOURNMENT

A motion was made by Cantrell, seconded by Hagenow, to Adjourn at 8:06 p.m.  
The motion passed by voice vote/other.