

# Rezoning Single- and Two-Family Planned Developments (PDs)

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Public Information Meetings

June 22 and June 25, 2026



<p>CITY OF MADISON</p> <h1>BUILDING PERMIT</h1>			
<p><b>NOTICE OF NON-COMPLIANCE</b></p> <p>This issuing jurisdiction shall notify the applicant in writing of any violations to be corrected. All cited violations shall be corrected within 30 days after notification, unless extension of time is granted.</p>	<p><b>SITE ADDR</b></p>		
	<p><b>PROJECT</b></p>		
<p><b>This permit card must be displayed in a conspicuous location unobstructed from public view.</b></p>	<p><b>OWNER</b></p>		
	<p><b>ISSUED BY</b></p>		
	<p><b>DATE</b></p>	<p><b>INSPECTOR OFFICE:</b> <b>(608)266-4551</b></p>	
	<p><b>INSPECTOR</b></p>		

## Latest Housing Forward proposals adjust TOD requirements, allow new housing type

posted October 28, 2025 - 4:57pm

For Immediate Release  
October 28, 2025



Throughout 2025, Mayor Satya-Rhodes Conway and the City of Madison have worked extensively with City staff on ways to make more homes of all types as part of the Housing Forward plan.

The latest measures being introduced to the Common Council focus on creating a new option for the city's neighborhoods to allow more efficient use of Madison's most-traveled corridors.

## Common Council approves package of housing, demolition ordinance changes

Archived News Release

This news release is archived and might not be accurate anymore.

posted February 25, 2025 - 11:07pm



The City of Madison's Common Council voted Tuesday to approve a set of changes to the zoning code designed to support the creation of more types of housing.

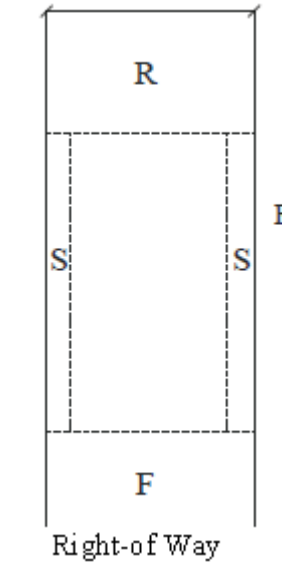
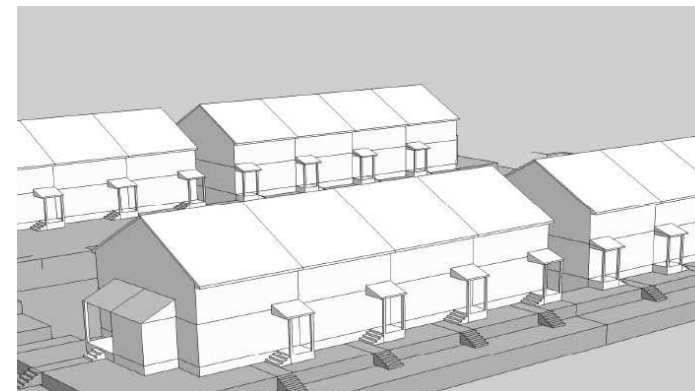
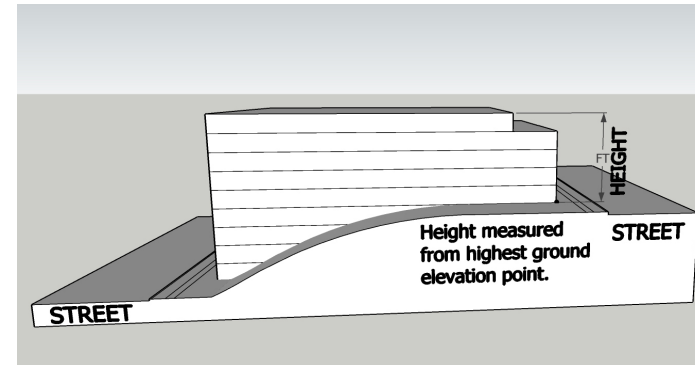
The package of changes — [first introduced in January](#) by Mayor Satya Rhodes-Conway and Aids. Juliana Bennett, John Duncan, Tag Evers, Derek Field, MGR Govindarajan, John Guequierre, Sabrina Madison, Dina Nina Martinez-Rutherford, and Regina Vidaver — was created to provide more flexibility for homeowners looking to build or modify their single-family

# Use of Property

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# How Property Can Be Developed

Residential Districts								
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3
Single-family attached dwelling (3-4 dwelling units)				P	P			
Single-family attached dwelling (5-8 dwelling units)				C	P			
Single-family attached dwelling (>8 dwelling units)				C	C			
Single-family detached dwellings	P	P	P	P	P	P	P	P
Three-family dwelling - three-unit				P	P			
Two-family dwelling - twin	P	P	P	P	P	P	P	P
Two-family dwelling - two-unit	P	P	P	P	P	P	P	P



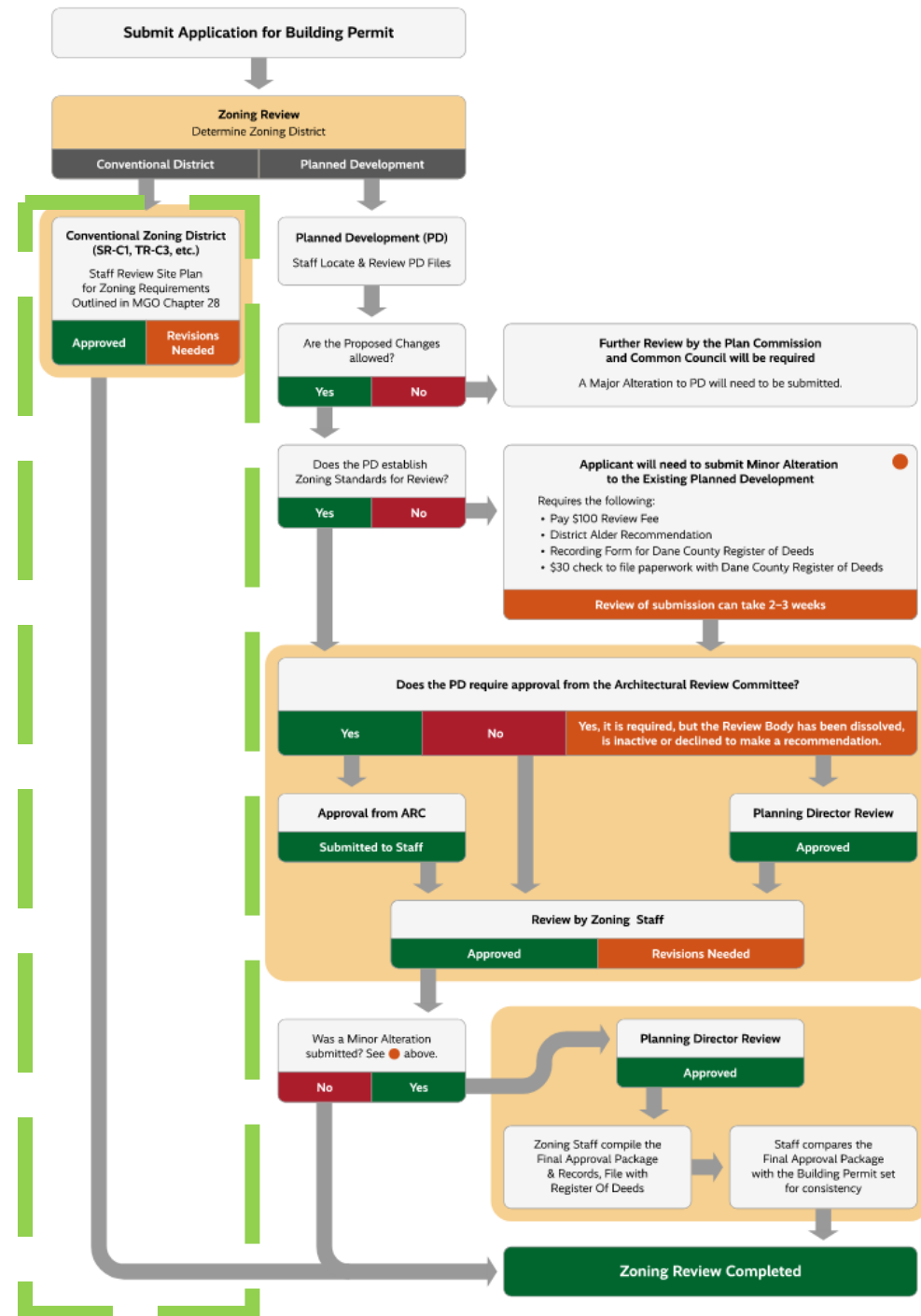
# What is a Planned Development (PD)? Why rezone PDs?

- Custom zoning districts and codes specific to a single development
- Allowed additional developer flexibility and City control over development details
- PDs:
  - Don't change when the zoning code is changed
  - Create barriers to adapting housing over time
  - Lead to a more confusing and protracted review and approval process for property owners

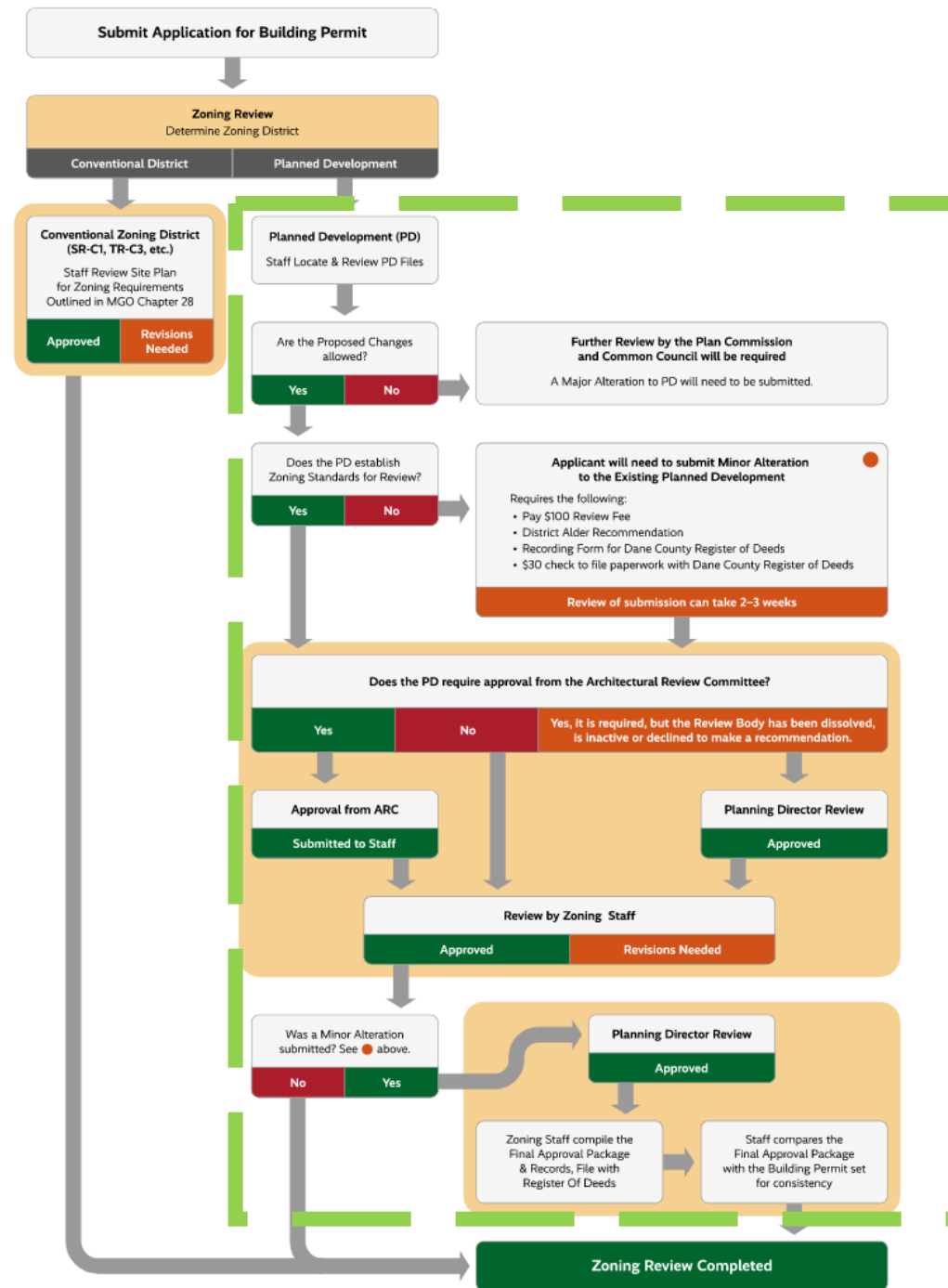
# What is a “conventional zoning district”?

- Can be used in multiple areas throughout the city
- Controlled wholly by rules in the City’s zoning code
- Conventional zoning districts:
  - Change when the zoning code is changed
  - Allow more adaption of housing as the zoning code changes
  - Have a standard, predictable review and approval process for property owners

# PD Homeowner Experience

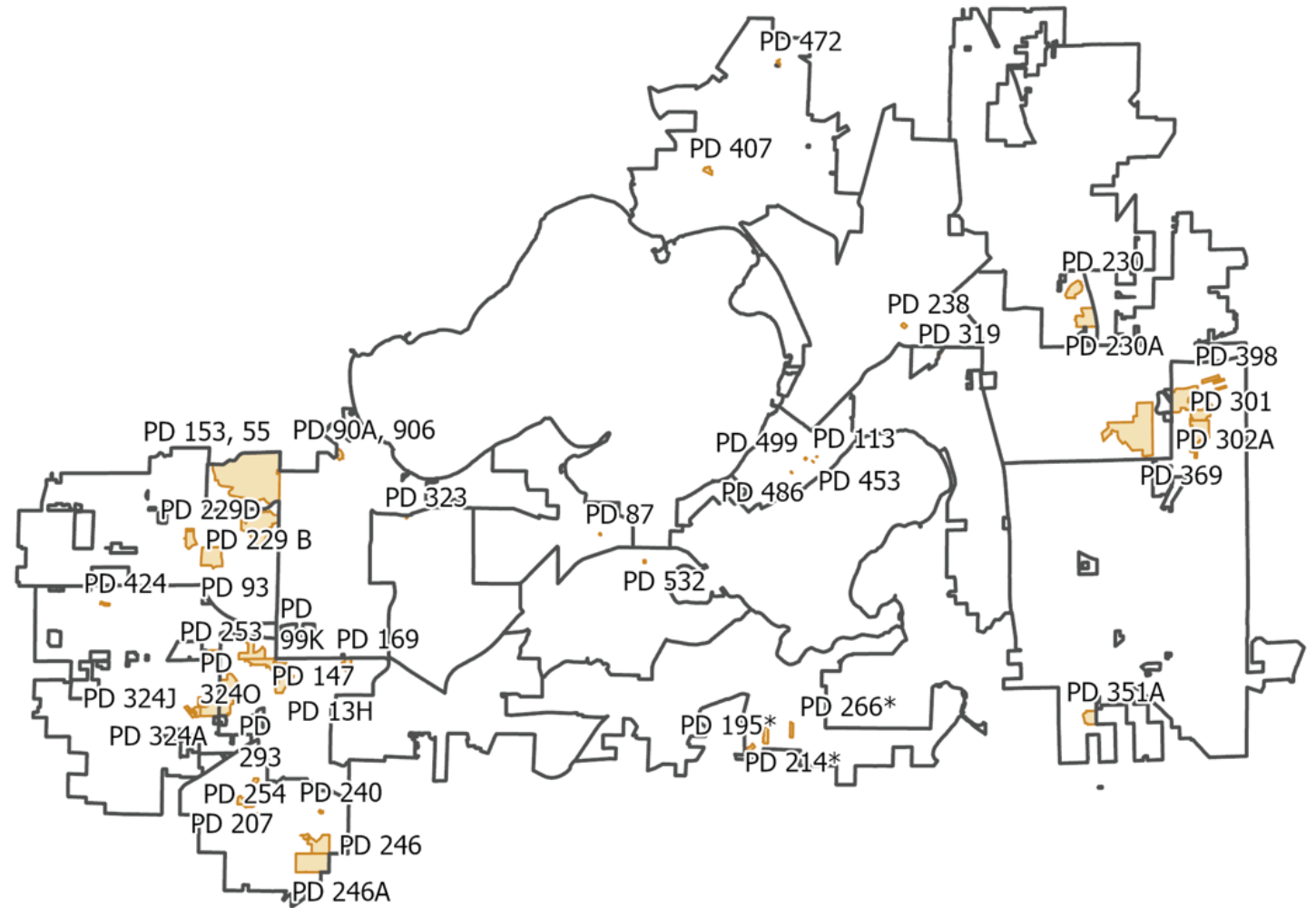


# PD Homeowner Experience



# Properties Affected

- 16 of 20 Alder Districts have at least one PD with single- or two-family houses on fee simple lots
- About 4,000 properties proposed to be rezoned



# Wexford Village Phase VII (#55-G, 1976)

and side yards are to be determined at the time of initial building site plan approval. Each plot plan shall be submitted on a sheet sized 8-1/2" x 11" and shall show building location and floor elevations, existing and finished lot grades, driveways, parking and walkways. Any future additions shall require the approval of Robert C. Voss or his subsequent approving authority. There is a maximum building height of two and one-half (2-1/2) stories or thirty-five (35) feet. The building height is to be measured from the proposed finish grade adjacent to the first floor of the structure.

# Park Ridge (#13-H, 1985)

6. The minimum front, side, and rear yard requirements for those lots fronting on a public street shall be:

Front yard - 20 feet ✓  
Side yard - 3 feet  
Rear yard - 25 feet average

The minimum yard requirements for those lots fronting on a cul-de-sac shall be:

Front yard - 15 feet  
Side yard - 3 feet  
Rear yard - 25 feet average

The minimum distance between any two buildings on adjoining lots shall be 9 feet. ✓

# Donald Addition to Indian Springs (#214, 1991)

There shall be a minimum driveway length of Eighteen (18) feet from a front lot line unless a lesser building setback is approved by the City Zoning Administrator and the Developer. Permanent front, rear and side yards are to be determined at the time a plot plan is approved by the Developer.

4. Each plot plan shall be drawn to a scale of 1 inch equals 20 feet showing the lot and its dimensions as platted, the location of the proposed single family building and its associated driveways and walkways, and any decks, patios or terraces. Any future additions or exterior alterations shall require the approval of the Developer and the submission of a revised plot plan.

5. The maximum building height shall be the greater of Two and One Half stories or 35 feet. The building height is to be measured from the proposed height of the first floor of the building.

6. Automobile, truck or recreational vehicle parking is prohibited on any portion of the lot except on the driveway and within the garage.

7. Privacy fences along rear and side lot lines may be constructed by the Developer or permitted by the Developer to be constructed by others as part of an over-all landscaping plan.

8. No exterior additions, removals, alterations (including changes in color or appearance) additional fencing, hedges, walls, walkways or other structural changes shall be commenced, erected, installed or maintained until and unless the same have been approved by the Developer in writing. Said changes shall be reviewed by the Developer to insure that the same are in harmony with the exterior design and location of surrounding buildings in the plat of Donald Addition to Indian Springs and/or adjacent subdivisions.

9. The Developer may cause certain minimum landscaping to be installed on each lot to provide screening and privacy for outdoor patio or other areas. A shrub and tree landscaping buffer plan for plantings to be installed in the rear 10 feet of the rear yard set back of all P.U.D. (G.D.P. - S.I.P.) zoned lots which abut R-1 single family zoned lots has been approved by and is on file with the City of Madison Department of Planning and Development. A true and correct copy of said approved landscaping plan is attached hereto and made a part hereof. It shall be the sole and exclusive responsibility of

the owners of those lots containing the approved landscaping buffer plantings to permanently and perpetually maintain and, as needed, replace all of such landscape plantings specified in said approved plan.

# Grandview Commons (#369, 2002)



## Grandview Commons Second Addition

### Proposed Plan

- Single Family (Alley Loaded)
  - Garden Homes
  - Cottage Homes
  - Village Homes
  - Village Homes II
  - Courtyard Homes
- Multi-Family
  - Twin Homes
  - Condo/Apartments
  - Neighborhood Center Residential
  - Neighborhood Center Mixed Use
  - Parks & Open Space
  - Stormwater Management
- Single Family (Front Loaded)
  - Ridge View Homes
  - Manor Homes
  - Estate Homes



Veridian Homes  
Verdeville & Associates, Inc.  
© 2012

### MANOR HOMES DISTRICT

Revised: January 17, 2003  
September 21, 2004  
December 12, 2012

#### Description

Manor Homes form the bulk of the medium range single-family residential. These sites feature a range of architectural styles, front-loaded garages, setback garage facades, and reduced setbacks.

#### Permitted Uses

Single Family Detached Homes  
Detached, Attached Garages

#### Lot Requirements

Minimum Lot Area  
Minimum Lot Width  
Minimum Corner Lot Width  
Minimum Front Yard Setback  
Maximum Front Yard Setback  
Minimum Side Yard Setback  
Minimum Corner Lot Side Yard Setback  
Sum of Side Yard Setbacks  
Minimum Building Separation  
Minimum Rear Yard Setback  
Allowed Rear Yard Deck Encroachment  
Garage Setback

#### Bulk Mass

Maximum Building Height  
Maximum Impervious Surface Ratio  
Maximum Floor Area Ratio  
Off-Street Parking and Loading

### TWIN HOME DISTRICT

Revised: July 16, 2004  
April 24, 2013

#### Description

This two-family residential district features alley-lot streetscape elements, and single-family style architectural regulations for Two-Family Dwelling Unit-Twin but split in half to create zero lot line units, divided into additional submittals (CSM, Plat), but are allowed if additional units are created.

#### Permitted Uses

Two Family Dwelling Unit-Twin  
Two Family Dwelling Unit Two-Unit  
Detached Garages

#### Lot Area

Minimum Lot Area  
note: Zero lot line homes only Two-unit

#### Floor Area Ratio

Maximum Floor Area Ratio

#### Yard Requirements

Minimum Lot Width (two unit lot)  
Minimum Lot Width (zero lot line)  
Minimum Corner Lot Width  
Minimum Corner Lot Width (zero lot line)  
Minimum Front Yard Setback  
Maximum Front Yard Setback  
Minimum Side Yard Setback  
Minimum Side Yard Setback (zero lot line)  
note: zero lot line requires additional fire  
be determined at time of building permit  
Minimum Corner Lot Side Yard Setback  
Minimum Building Separation  
Minimum Alley Garage Rear Yard Setback  
Minimum Alley Garage Side Yard Setback  
Off-Street Parking and Loading  
Maximum Impervious Surface Ratio  
Maximum Floor Area Ratio  
Off-Street Parking and Loading  
Accessory Building Regulations

### RIDGE VIEW HOMES DISTRICT

Revised: January 17, 2003  
December 12, 2012

#### Description

These units feature reduced setbacks, setback garage facades, and architectural detailing, designed to further the pedestrian focus of the neighborhood.

#### Permitted Uses

Single Family Detached Homes  
Detached, Attached Garages

#### Lot Requirements

Minimum Lot Area 5,000 square feet  
Minimum Lot Width 51 feet  
Minimum Front Yard Setback 20 feet  
Maximum Front Yard Setback 25 feet  
Minimum Side Yard Setback 5 feet  
Minimum Corner Lot Side Yard Setback 10 feet from the street side right of way  
Sum of Side Yard Setbacks 10 feet minimum  
Minimum Building Separation 10 feet  
Minimum Rear Yard Setback 20 feet  
Allowed Rear Yard Deck Encroachment 10 feet  
Garage Setback The garage must be set back a minimum of 2 feet from the front façade of the house. There shall be no more than (2) single width, or (1) double width garage door(s) per elevation

#### Bulk Mass

Maximum Building Height 35 feet  
Maximum Impervious Surface Ratio 60%  
Maximum Floor Area Ratio .60  
Off-Street Parking and Loading two off-street parking stalls minimum  
Accessory Building Regulations accessory buildings not allowed, except detached garages

.05  
two off-street parking stalls per unit  
accessory buildings not allowed, except detached garages

# Grandview Commons

Number of Units	<i>See Revised Master Plan</i>
Net Acreage	11.7 acres
Maximum Net Density	8.6 dwelling units/acre

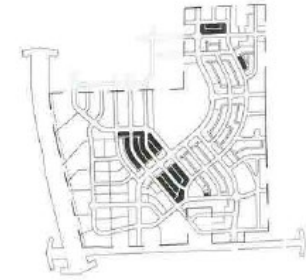
## Lot Requirements

Minimum Lot Area	4,275 square feet
Minimum Lot Width	45 feet
Minimum Corner Lot Width	48 feet
Minimum Front Yard Setback	<i>18 15' feet</i>
Maximum Front Yard Setback	22 feet
Minimum Side Yard Setback	3 feet with a maintenance and access easement to the adjoining property
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet minimum

## GARDEN HOMES

Final Plat Numbers: 41-56, 86-90, 346, 391-399, 404-421, 426-434, 480-494, 499-528, 170-180, 316, 391-399, 404-409, 426-434, 480-494, 499-528, 707-730

45' wide by 72' deep  
48' wide corner lots  
alley-access garage



**Garden Homes District Locations**  
(See revised Master Plan)

## Description

Garden Homes form the first component of urban density residential within Grandview Commons. Garden Home sites contain a minimum of 3,240 square feet and average between 3,500 and 3,600 square feet. These unique alley loaded lots feature reduced setbacks and strong pedestrian focused streetscape and architectural detailing.

Net Acreage	8.6 acres
Proposed Dwelling Units	<del>103 units</del> <i>See Revised Master Plan</i>
Net Density	12.0 dwelling units/acre

## Character Guidelines

- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- Front entries of each house will be oriented towards the public street frontage.
- To ensure that the alley width does not become visually similar to the street width, alley-loaded garages should be set back no more than four feet from the rear property line for exterior lots, and eight feet from the rear property line for interior lots. The varied setback



## Project Goals



**Making sure everyone has the same opportunity to make changes to their property**



**Making zoning rules clearer, more objective, and easily accessible**



**Creating consistent standards for the same types of development**



**Making the building permit approval process standardized, fair, and faster for similar single- and two-family properties throughout the city**




**Allowing neighborhoods to evolve to fit residents' needs over time**



**Allowing more properties to take advantage of recent zoning changes, like allowing two-unit homes or Accessory Dwelling Units in more areas**

# Proposed Zoning District Methodology



Similar setbacks and lot area to the PD



Some PDs are split into multiple districts



Match existing building locations and lot area

# How to Find the Proposed Zoning District for Your Property

- Navigate to [www.cityofmadison.com/PDrezoning](http://www.cityofmadison.com/PDrezoning)

## Proposed New Zoning Districts

This list of proposed PD rezonings is being provided to let property owners in PD zones know which conventional zoning district is being proposed for their property.

Search by Alder District

Download the Full List PDF

## List of Proposed Rezonings for PD Zones

The City of Madison is [exploring the rezoning](#) of several single- and two-family Planned Development Zones (PDs) into conventional zoning districts.

This page lists the proposed new zoning districts for properties currently in PD zones, as sorted by Alder District. A full 128-page list of the proposed rezonings can also be [downloaded in PDF format PDF](#).

Find Your Alder District

[Expand all](#)

### Alder District 1

Street Number	Street	Proposed Zoning	PD Number
8125	Blakton Rd	TR-C3	PD_324J
8127	Blakton Rd	TR-C3	PD_324J

Number	Direction	Street	Alder District	Proposed Zoning District	PD #
1		Abilene Ct	7	TR-C3	PD_207
10		Abilene Ct	7	TR-C3	PD_207
2		Abilene Ct	7	TR-C3	PD_207
5		Abilene Ct	7	TR-C3	PD_207
6		Abilene Ct	7	TR-C3	PD_207
9		Abilene Ct	7	TR-C3	PD_207
6201		Adobe Way	7	TR-C2	PD_246
6202		Adobe Way	7	TR-C2	PD_246
6205		Adobe Way	7	TR-C2	PD_246
6206		Adobe Way	7	TR-C2	PD_246
6209		Adobe Way	7	TR-C2	PD_246
6210		Adobe Way	7	TR-C2	PD_246
6213		Adobe Way	7	TR-C2	PD_246
6214		Adobe Way	7	TR-C2	PD_246

# How to Find Out What the Proposed Zoning District Allows

- City of Madison website - <https://www.cityofmadison.com/development-services-center/1-2-family-residential>
- Email us at [zoning@cityofmadison.com](mailto:zoning@cityofmadison.com)
- Call us at 608-266-4551 – Select Zoning
- Online zoning code (Chapter 28). Residential zoning districts begin at 28.031 - [https://library.municode.com/wi/madison/codes/code\\_of\\_ordinances](https://library.municode.com/wi/madison/codes/code_of_ordinances)



## Will private covenants be affected?

**No.** The City is not a party to private covenants and does not enforce them. They are like a contract between property owners. Valid private covenants may continue to be enforced by the parties.

# How will homeowners know covenants may apply if they aren't in PD zoning?

- Many Homeowners Associations (HOAs) have restrictive covenants and don't have PD zoning. They enforce their covenants without the City asking to see the HOA's approval.
- It is the responsibility of the HOA to communicate with homeowners that these rules exist and what the rules are.



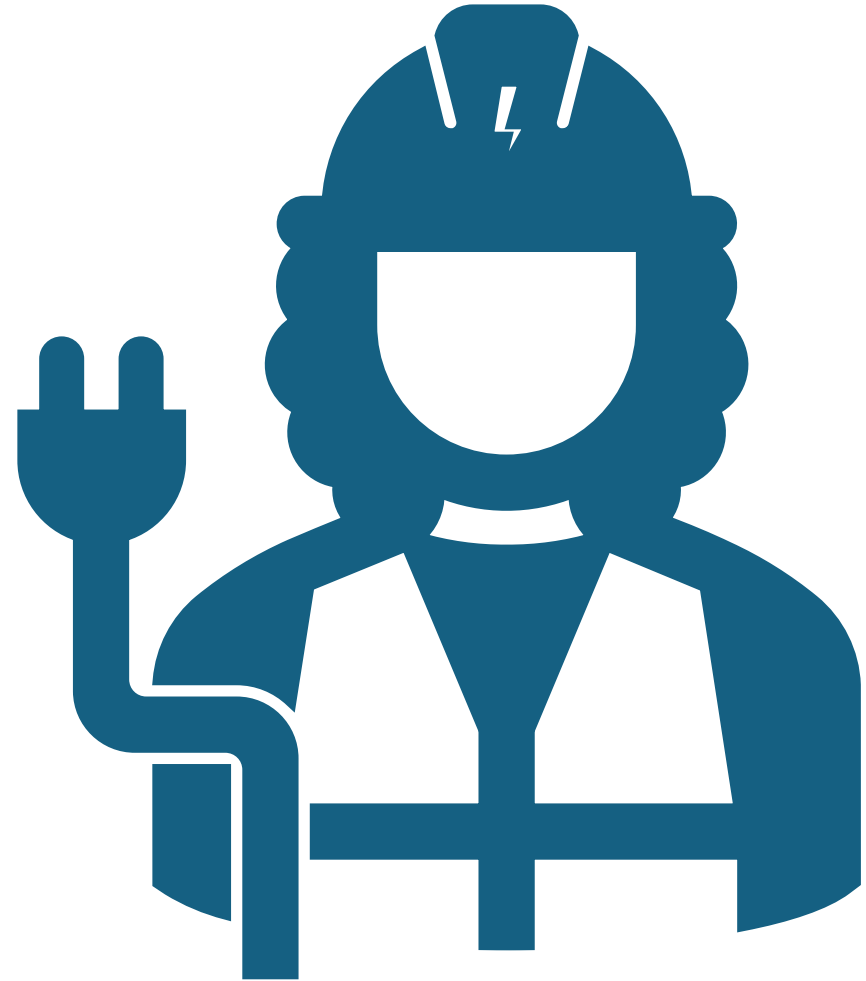


## Will Homeowners Association assessments or fees be affected?

**No.** Assessments and fees are not tied to a property's zoning district. Homeowners Associations will still be able to collect fees like any other non-Planned Development (PD) zoned property and use them to fund operations, maintenance of common amenities and property, etc.

# Will easements be affected?

**No.** Easements are recorded on a property and remain on the property. Easements are not affected by a property's zoning district.



## Why is my PD-zoned property not included in the proposed rezoning?

- This project is limited to single- and two-family that are on their own lots because those properties can easily be rezoned to a “conventional” zoning district.

# Public Process

- March - PD Rezoning Webpage – [www.cityofmadison.com/PDrezoning](http://www.cityofmadison.com/PDrezoning)
- March - Individual meetings with alders who have PDs in their districts
- March 31, 2026 - Plan Commission Work Session
- April - July – Attend ad hoc meetings by request
- June - Proactive postcards to property owners
- June – Press release
- June 22 and 25 – Public information meetings
- June-September – Staff available for individual questions from property owners
- July - Legal postcards to property owners and occupants within 200'
- July/August - Plan Commission recommendation
- September - Common Council decision

# Questions from Meeting Attendees

