

HOUSING FORWARD

OVERVIEW OF NOV 2025 PROPOSED ORDINANCES

Housing Policy Committee, November 18, 2025



Housing **FORWARD**

#1 Increase Housing Choice

- Pursue more code and process changes to support small-scale “missing middle” housing

[Leg ID 90552](#) & [90557](#)

- Continue to simplify zoning standards for infill housing, implement plans through the zoning code

Leg IDs [90553](#), [90554](#), [90555](#), & [90556](#)

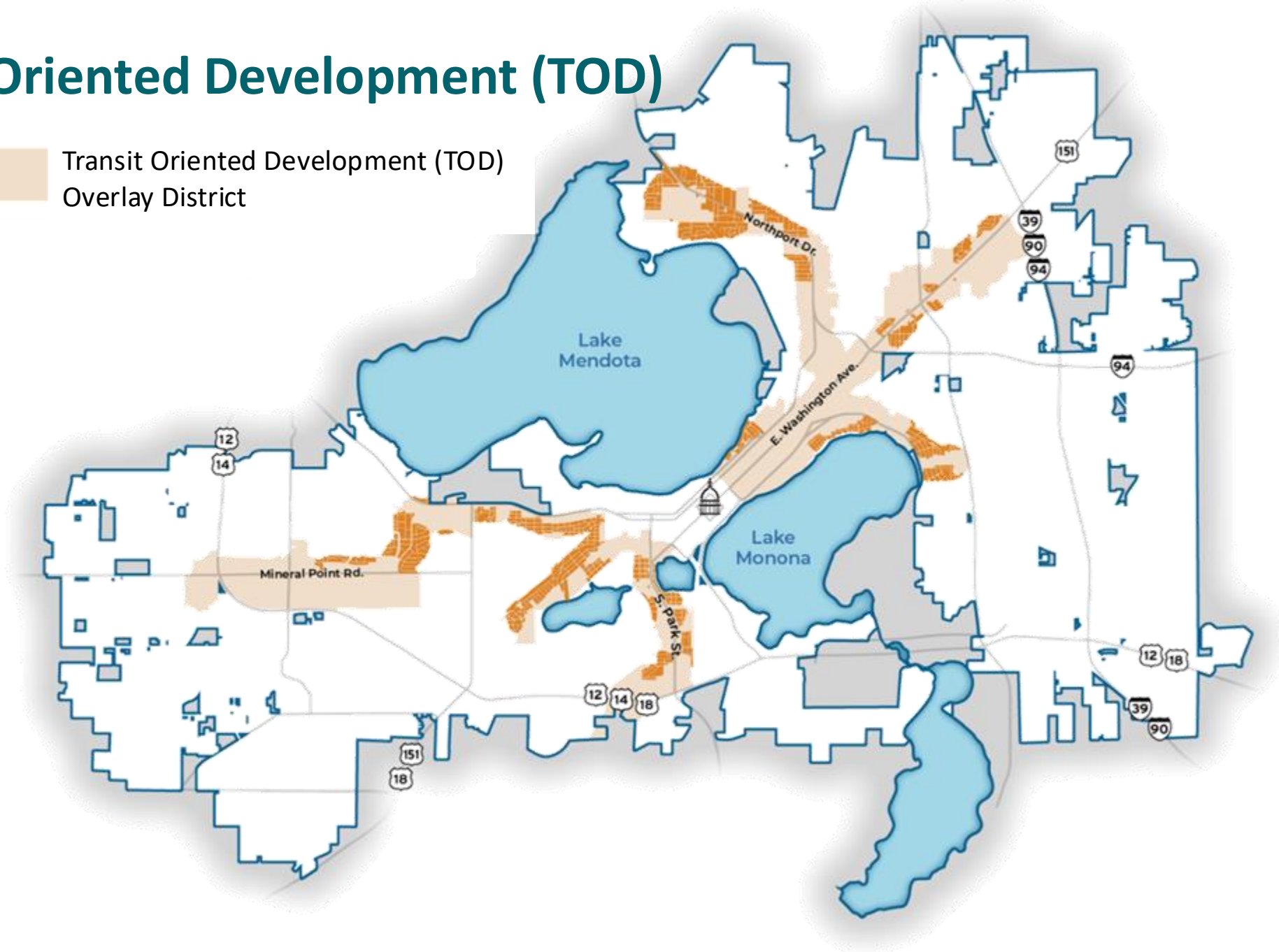
- Look for ways to make lot division & subdivision processes simpler to create more new lots for homes

[Leg ID 90557](#)

Transit-Oriented Development (TOD)



 Transit Oriented Development (TOD)
Overlay District



Transit-Oriented Development (TOD) Changes

Enabling 3 & 4-Unit Buildings in Residential Areas



- Expand ability to construct buildings with up to 4 units to all residential zoning districts in the TOD Overlay
- Would be relevant in existing residential areas in West, North, East, & South parts of Madison
- Any redevelopment would be up to property owner to initiate



4-unit building example



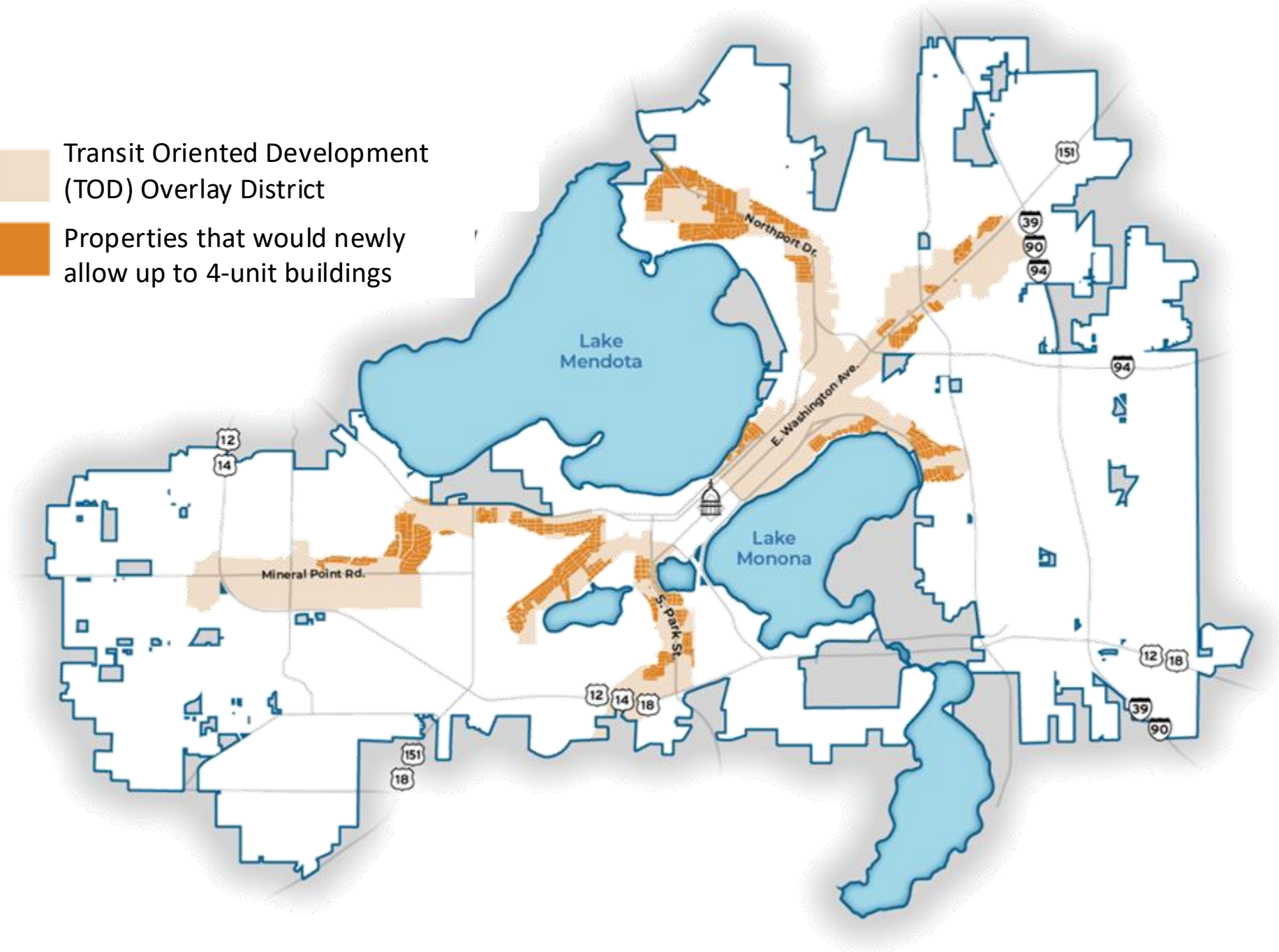
4-unit building example



4-unit building (townhomes) example <https://www.houseplans.pro/plans/plan/f-688>



- Transit Oriented Development (TOD) Overlay District
- Properties that would newly allow up to 4-unit buildings



Transit-Oriented Development (TOD) Changes

Updated Standards for Drive-Through Facilities



- Future drive-through facilities in the TOD Overlay must be in or on buildings:
 - At least 3 stories
 - Cover 60% of lot area
- Existing drive-through facilities aren't impacted





Transit-Oriented Development (TOD) Changes

Limiting Certain Auto-Centric Land Uses



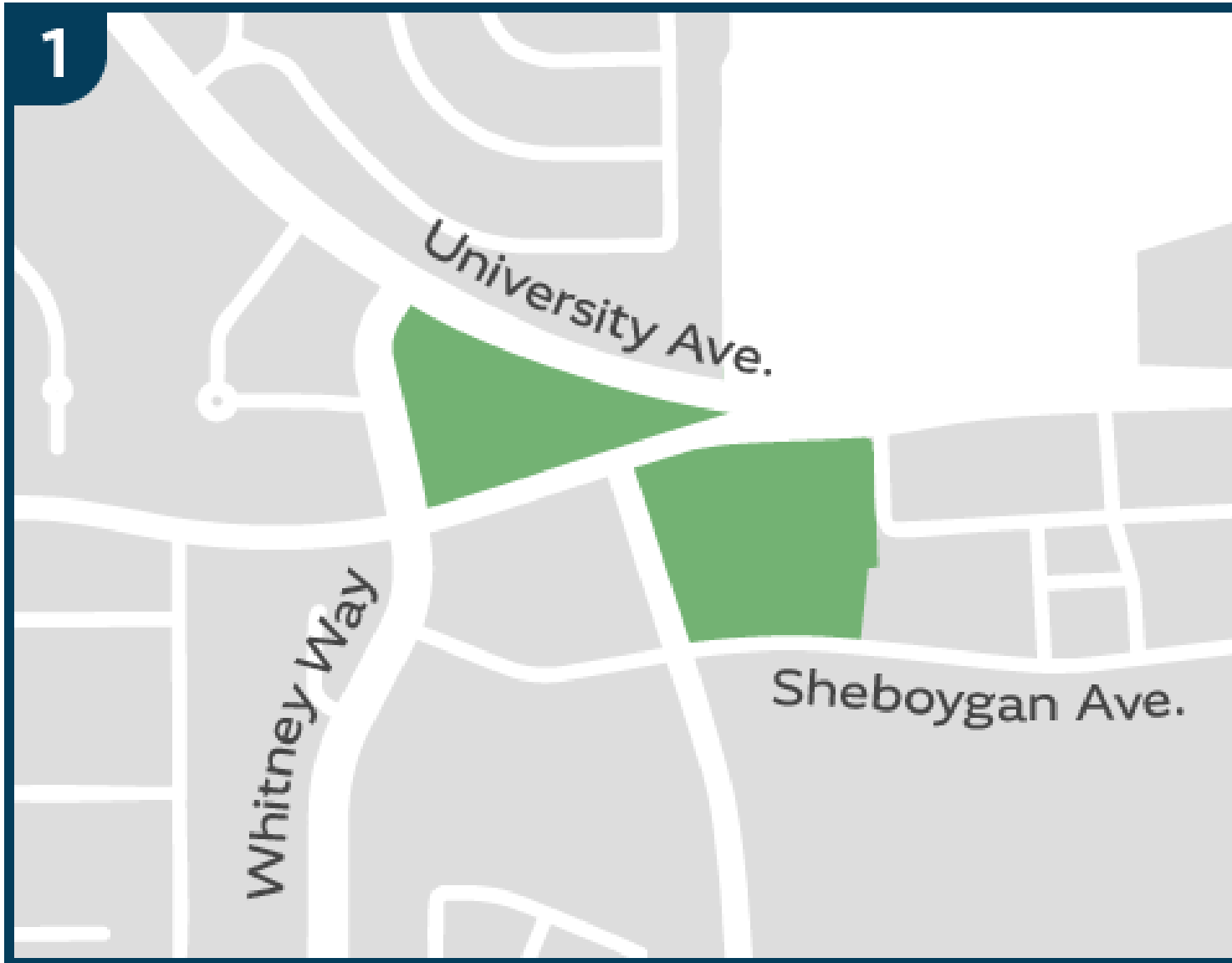
Within the TOD Overlay, changes would prohibit NEW

- *Standalone* surface parking lots
- Car washes
- Auto sales & rental businesses
- Existing facilities/uses aren't impacted

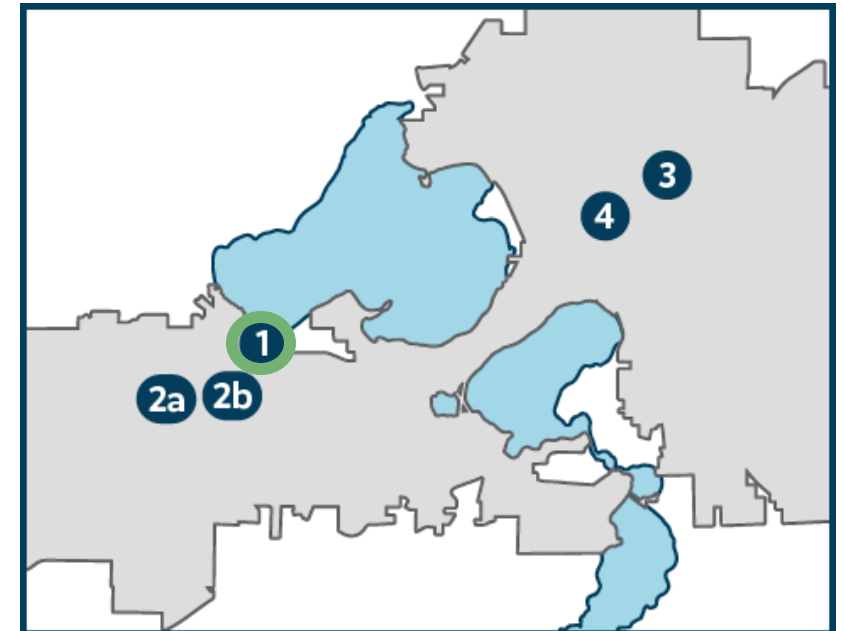


The logo of the City of Madison DPCE (Department of Planning and Community Engagement) is a circular seal. It features a stylized illustration of the Wisconsin State Capitol building in the center. The words "CITY OF MADISON" are written in a circular path around the top of the seal, and "DPCE" is written at the bottom.

-
- A map of the Great Lakes region with five sampling locations marked by numbered blue circles. Location 1 is on the western shore of Lake Michigan. Locations 2a and 2b are on the southern shore of Lake Michigan. Location 3 is on the northern shore of Lake Huron. Location 4 is on the western shore of Lake Huron. The Great Lakes are shown in light blue, and the surrounding land is in light gray.



Area 1: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (*Leg ID [90553](#)*)







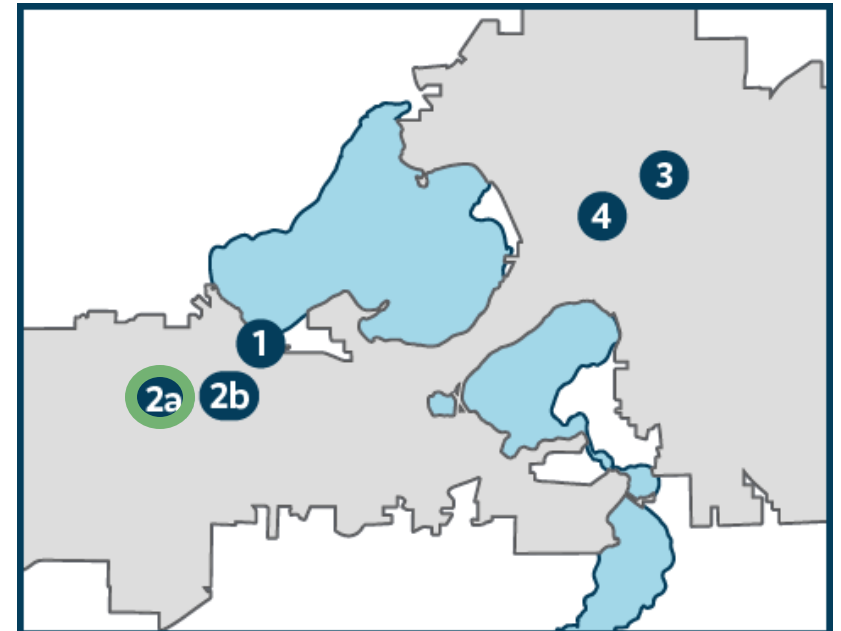
2a

Mineral Point Rd.

Gammon Rd.

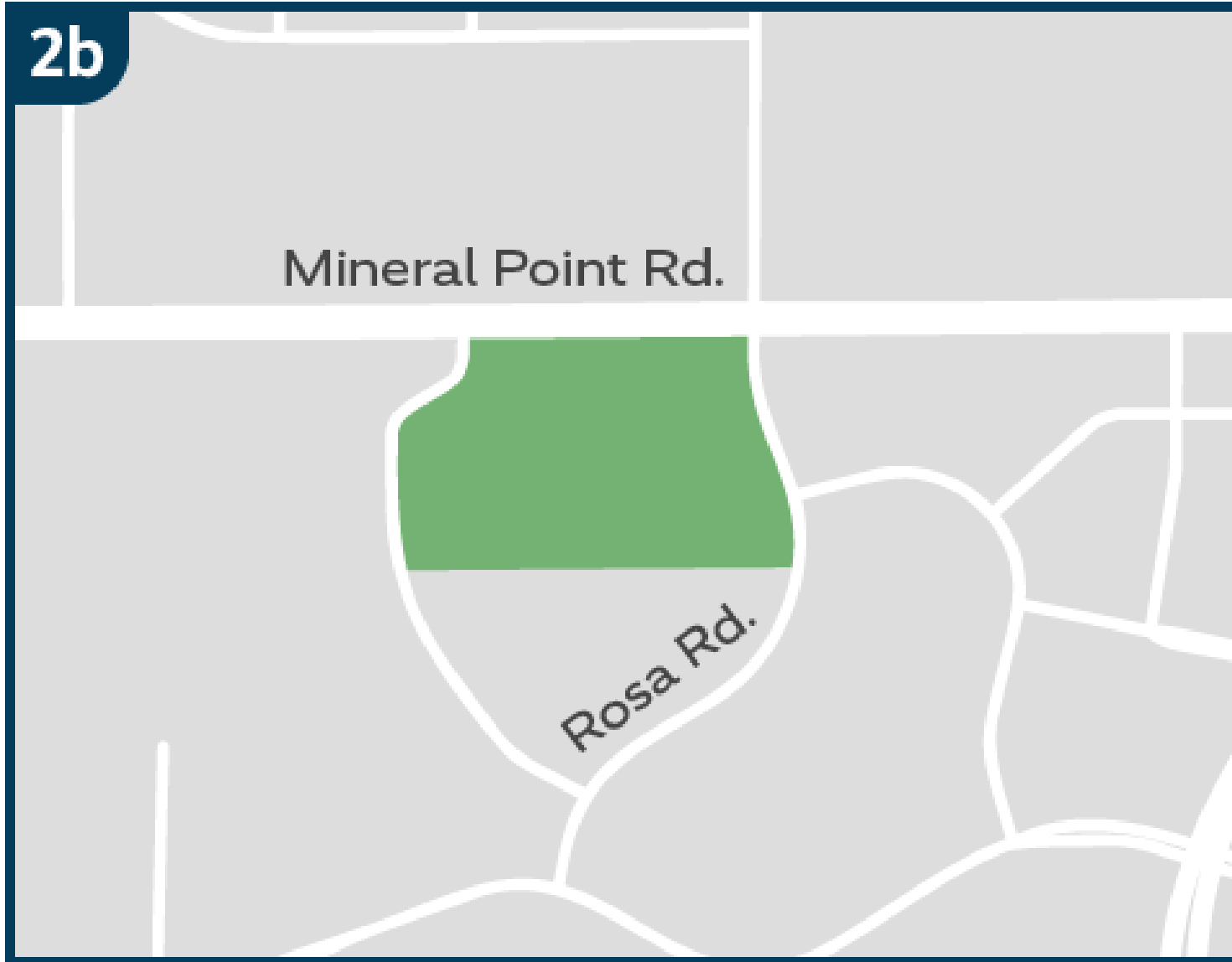
Gammon Pl.

Area 2a: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (*Leg ID [90554](#)*)

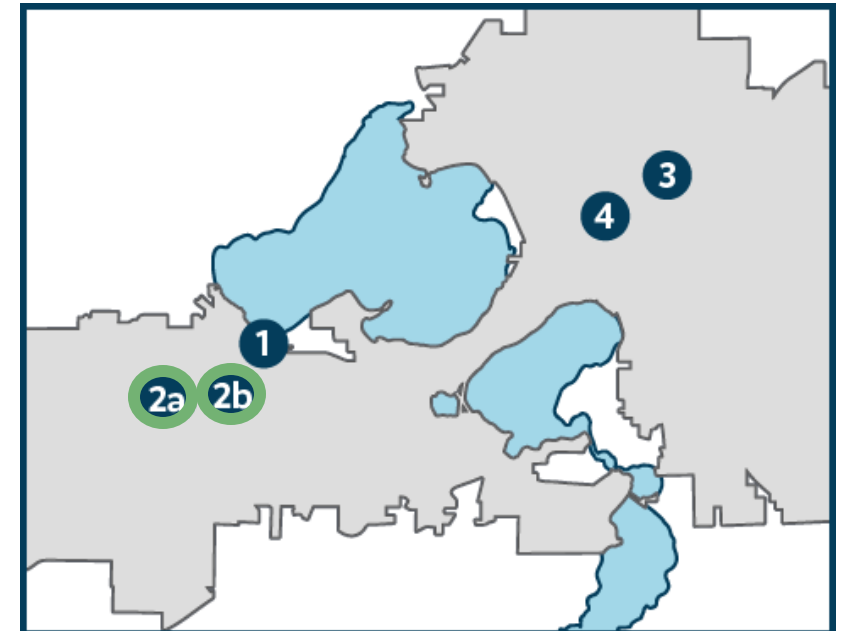




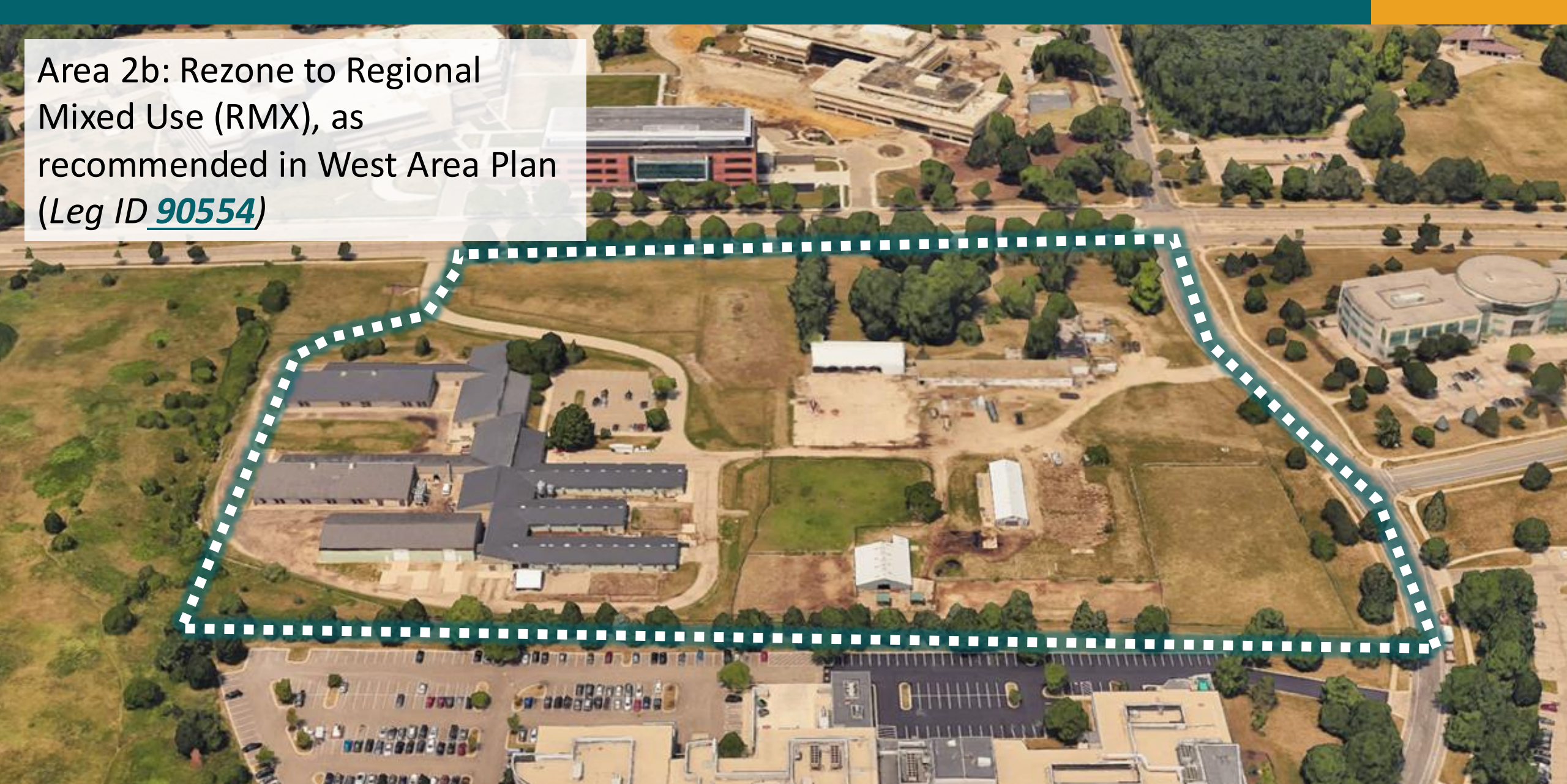
Area 2a: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (Leg ID [90554](#))

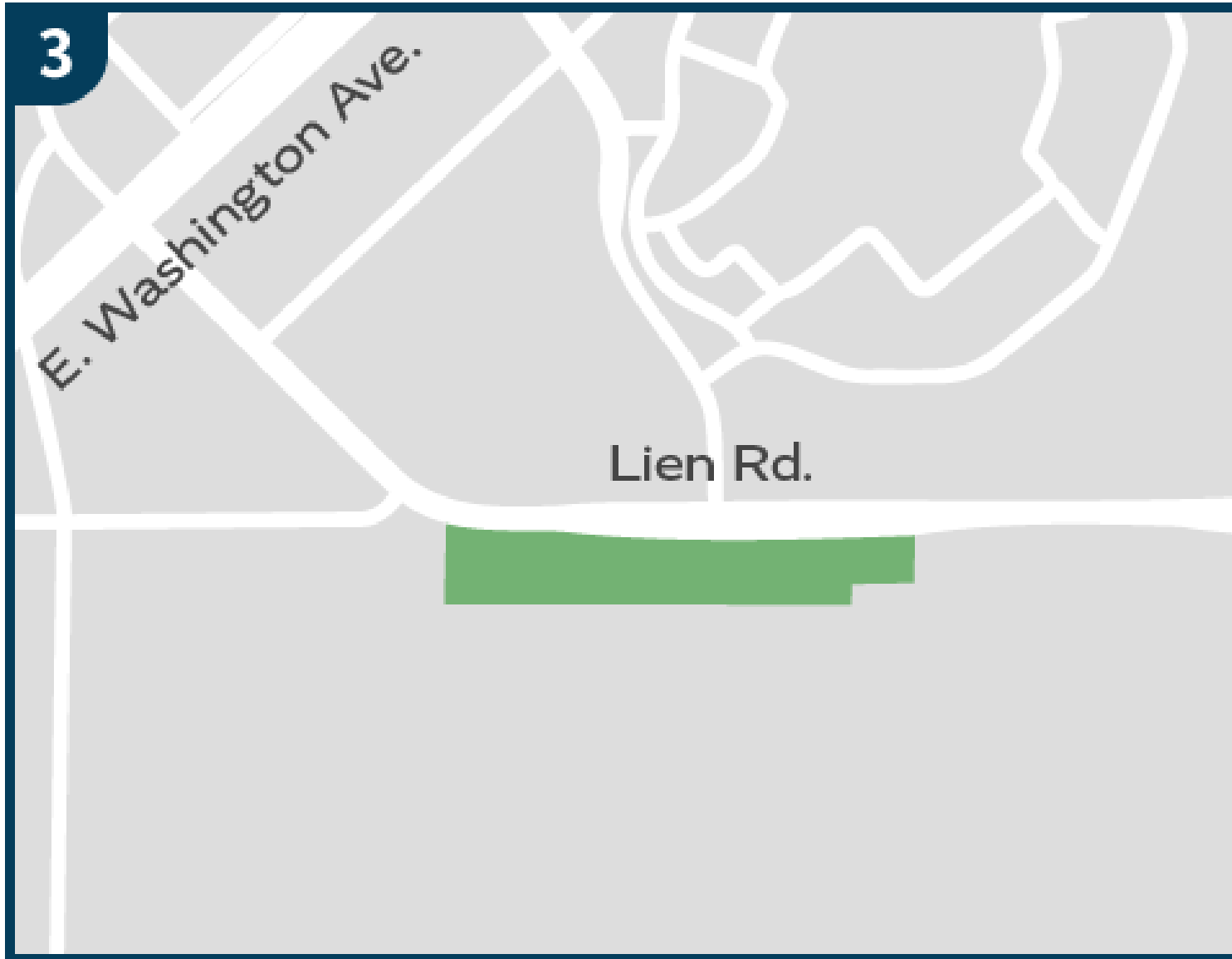


Area 2b: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (*Leg ID [90554](#)*)

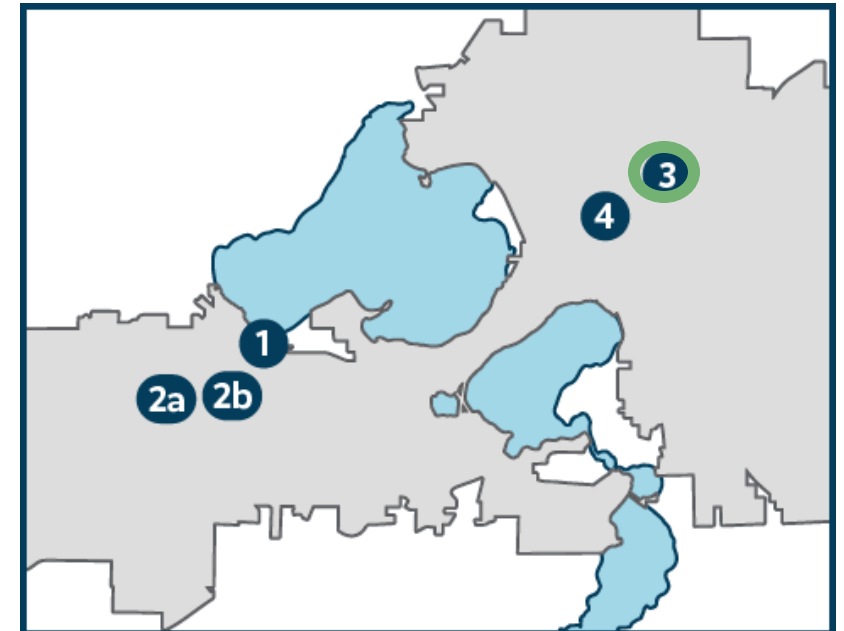


Area 2b: Rezone to Regional
Mixed Use (RMX), as
recommended in West Area Plan
(*Leg ID [90554](#)*)





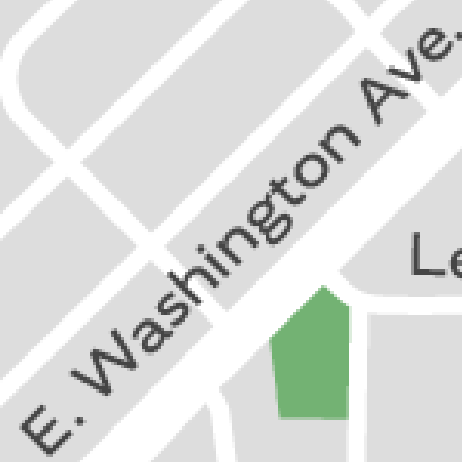
Area 3: Rezone to Community Corridor-Transitional (CC-T), as recommended in Northeast Area Plan (*Leg ID [90555](#)*)





Area 3: Rezone to Community
Corridor-Transitional (CC-T), as
recommended in Northeast Area
Plan (*Leg ID [90555](#)*)

Google Earth 3D Image



Lexington Ave.

Area 4: Rezone to Community Corridor-Transitional (CC-T), as recommended in Northeast Area Plan (*Leg ID [90556](#)*)



Area 4: Rezone to Community Corridor-Transitional (CC-T), as recommended in Northeast Area Plan (*Leg ID [90556](#)*)



Cottage Courts as a new, permitted housing type



GALLERY 17



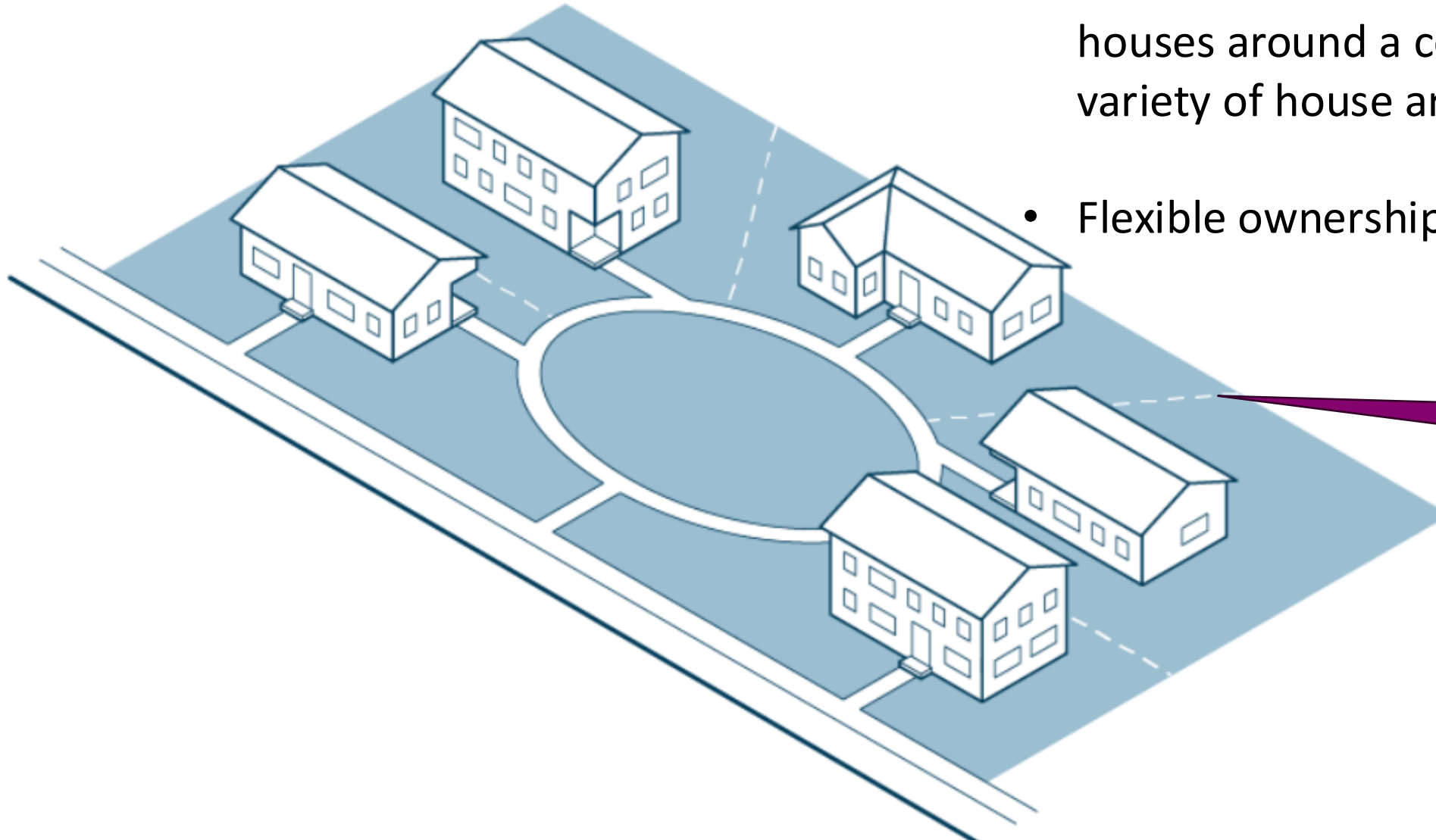
Cottage Courts as a new, permitted housing type

- Allows development of property in residential zoning districts to create 8 homes, each limited to 1,000 sq ft footprint
- Can be a single lot under single ownership, condominiums, or individual lots
- May include shared parking area, but no individual garages/driveways





- Allows various arrangements of houses around a courtyard and a variety of house architecture
- Flexible ownership options



Lot lines



Next Steps



Community Information Meeting

Wed, Nov 5, 5:30 pm (Virtual – Zoom)

Housing Policy Committee

Tue, Nov 18, 4:30 pm (Virtual – Zoom)

Transportation Commission

Wed, Nov 19, 5:00 pm (Virtual – Zoom)

Note: Only TOD
Changes *Leg ID 90552*

Plan Commission

Mon, Dec 1, 5:30 pm (Virtual – Zoom)

Common Council

Tue, Dec 9, 6:30 pm
(Hybrid – City County Building Rm 201 or Zoom)

Questions & Discussion

Housing Policy Committee, November 18, 2025

