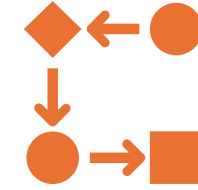


Overview of Process for Rezoning Single- and Two-Family Planned Developments (PDs)

Wexford Village Board Meeting

April 7, 2026



Common Council approves package of housing, demolition ordinance changes

Archived News Release
This news release is archived.

posted February 25, 2025 - 11:07pm



The City of Madison's Common Council has approved a package of changes to the zoning code of housing.

The package of changes — from Mayor Satya-Rhodes Conway and Alds. J. Field, MGR Govindarajan, J. Martinez-Rutherford, and R. ... flexibility for homeowners to ...

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

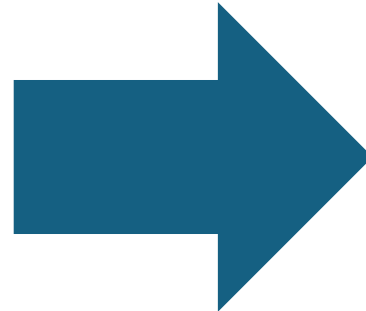
posted October 28, 2025 - 4:57pm

For Immediate Release
October 28, 2025

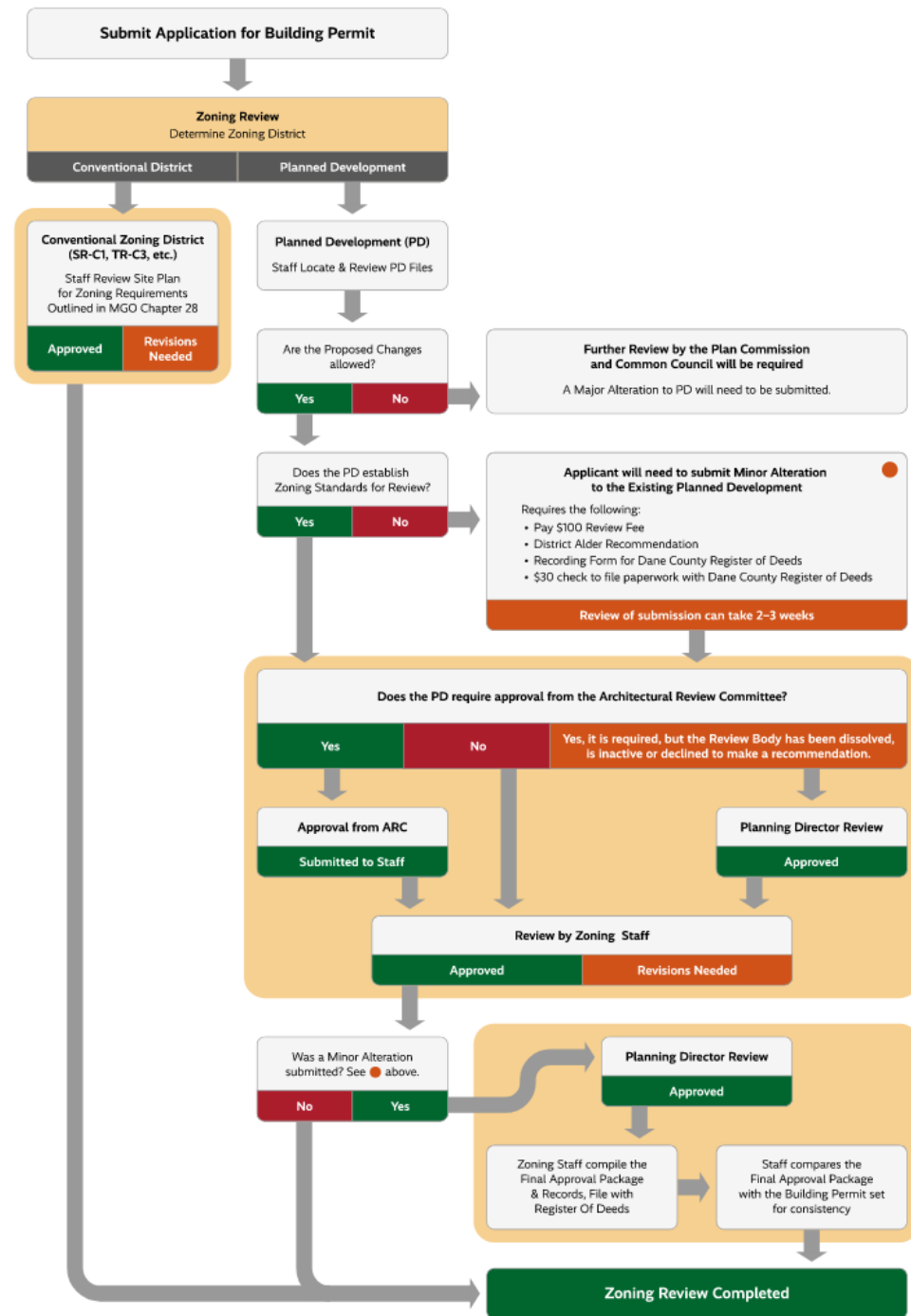


Throughout 2025, Mayor Satya-Rhodes Conway and the Common Council have worked extensively with City staff on ways to make it easier to create more homes of all types as part of the Housing Forward initiative.

The latest measures being introduced to the Common Council on October 28 focus on creating a new option for the city's neighborhoods and making more efficient use of Madison's most-traveled corridors.



PD Homeowner Experience



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



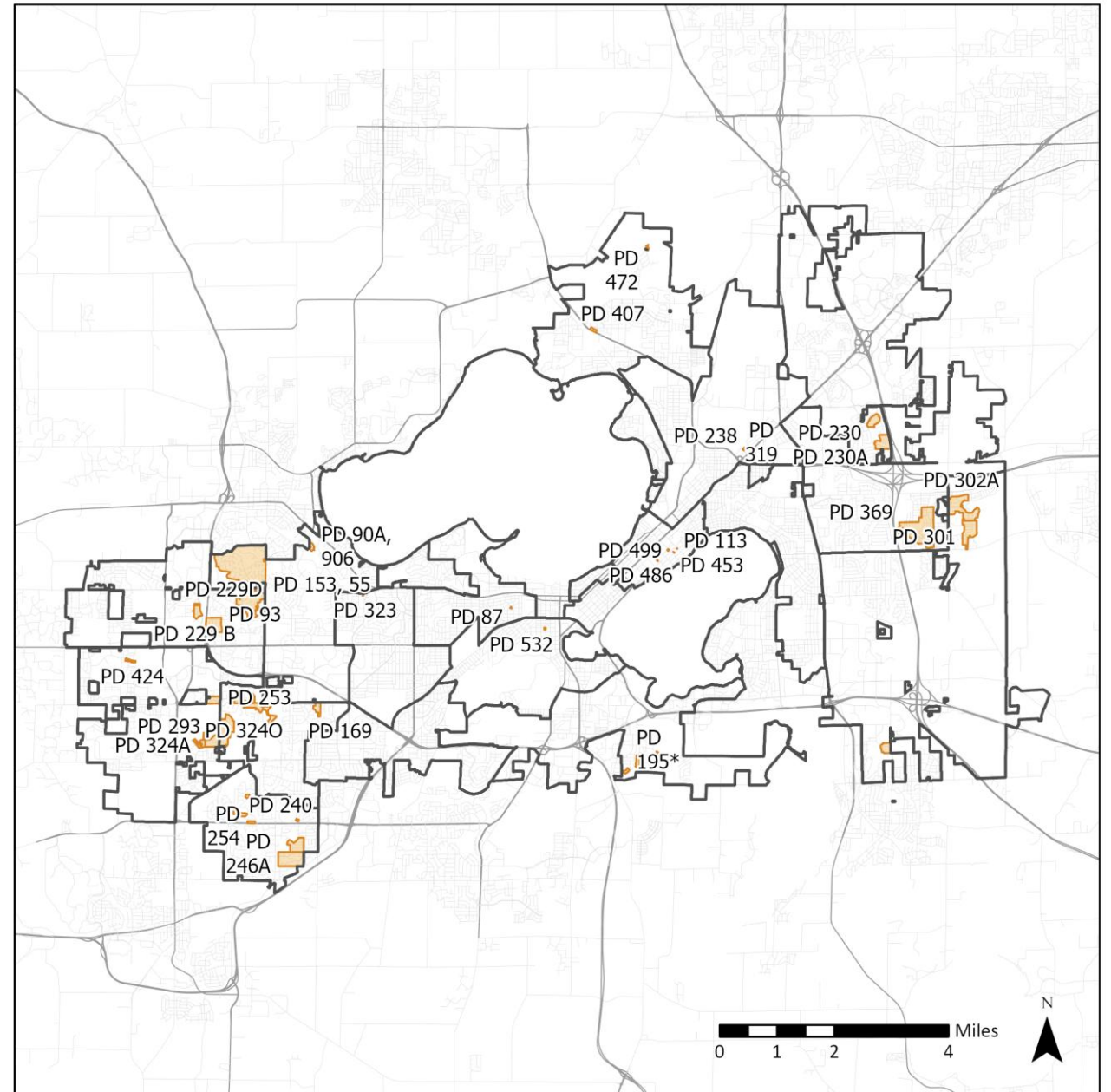
Allowing neighborhoods to evolve to fit residents' needs over time



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

Properties Affected

- 16 of 20 Alder Districts have at least one PD with single- or two-family houses on fee simple lots
- Approximately 4,000 properties identified so far



Proposed Rezoning Methodology

Identify
convention-
al districts
that have
the most
similar
setbacks
and lot area

Some PDs may be
split into multiple
districts

Create the fewest
nonconformities



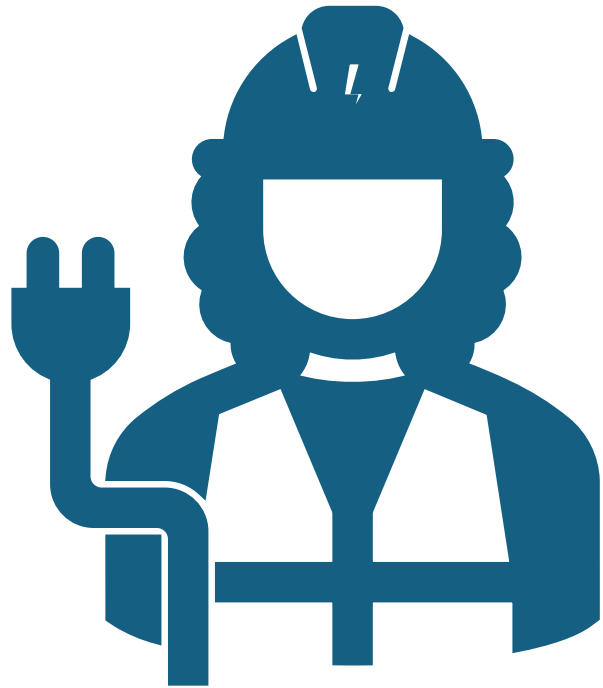
Will private covenants be affected?

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.



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.

Public Process

- March - PD Rezoning Webpage – www.cityofmadison.com/PDrezoning
- March - Individual meetings with alders who have PDs in their districts
- March 31, 2026 - Plan Commission Work Session
- April - June - Ad hoc meetings by request
- April - June – Staff available for individual questions from property owners
- April - Outreach to media
- April - Proactive postcards to property owners
- May - Public meetings
- June - Legal postcards to property owners and within 200'
- June/July - Plan Commission recommendation
- July/August - Council action



Questions or Comments from the Board