



Legislation Details (With Text)

File #: 90538 **Version:** 1 **Name:** W Gilman & N Frances Rezoning
Type: Ordinance **Status:** Passed
File created: 10/21/2025 **In control:** Attorney's Office
On agenda: 10/28/2025 **Final action:** 12/9/2025
Enactment date: 12/21/2025 **Enactment #:** ORD-25-00086

Title: Creating Section 28.022-00733 of the Madison General Ordinances to change the zoning of property located at 450 West Gilman Street and 425 North Frances Street from UMX (Urban Mixed-Use) District to DC (Downtown Core) District. (District 2)

Sponsors: Planning Division

Indexes:

Code sections:

Attachments: 1. Locator Maps.pdf, 2. Land Use Application.pdf, 3. Letter of Intent.pdf, 4. Staff Comments.pdf, 5. Link to Demolition File 90470, 6. Link to Cond Use File 90381, 7. Link to CSM Reso File 90393, 8. Ordinance Request.pdf, 9. 120925_CC_public_comment.pdf, 10. Disposition Letter

Date	Ver.	Action By	Action	Result
12/9/2025	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
12/1/2025	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
10/28/2025	1	COMMON COUNCIL	Refer For Public Hearing	Pass
10/21/2025	1	Attorney's Office	Referred for Introduction	

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00733 of the Madison General Ordinances to change the zoning of property located at 450 West Gilman Street and 425 North Frances Street from UMX (Urban Mixed-Use) District to DC (Downtown Core) District. (District 2)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 450 West Gilman Street and 425 North Frances Street from UMX (Urban Mixed-Use) District to DC (Downtown Core) District to facilitate redevelopment with a 16-story multi-family dwelling.

The Common Council of the City of Madison do hereby ordain as follows:

1. Map Amendment 00733 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00733. The following described property is hereby rezoned to DC (Downtown Core) District.

Part of Lot 14, all of Lots 15-16, and part of Lot 19, Wells Plat of Block 9, University Addition to Madison, located in the NE 1/4 of the NW 1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 23, · thence N88°45'32"W, 295.50 feet along the North line of said NW 1/4 of Section 23; thence S01°14'28"W, 252.08 feet to a point on the southerly line of Lot 1, Certified Survey Map No. 13615, and the Point of Beginning; thence S44°04'16"E, 132.27 feet along said southerly line to the most southerly corner of said Lot 1; thence S46°18'56"W, 133.40 feet along the northwesterly right of way line of W Gilman Street to the most easterly corner of Lot 17, Wells Plat of Block 9, University Addition to Madison; thence N44°08'15"W, 132.05 feet along the northeast line of said Lot 17 to the most northerly corner of said Lot 17, thence S46°13'13"W, 16.96 feet along the northwesterly line of said Lot 17 to the south corner of said Lot 19 and a point on the east right of way line of N Frances Street; thence N01°19'51"E, 63.14 feet along said east right of way line to the southwest corner of said Lot 1, CSM 13615; thence S88°35'23"E, 62.81 feet along the southerly line of said Lot 1; thence N46°13'13"E, 61.52 feet along said southerly line to the Point of Beginning. Said described parcel contains 19,623 square feet (0.450 acres)."