Legislation Details (With Text)

File #:	90553	**Version:** 1	**Name:**	Whitney University Sheboygan Proactive 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-25-00087

Title: Creating Section 28.022-00735 of the Madison General Ordinances to change the zoning of property located at 659 North Whitney Way and 5003 University Avenue, Alder District 19, from NMX (Neighborhood Mixed-Use) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00736 of the Madison General Ordinances to change the zoning of property located at 4860 Sheboygan Avenue, Alder District 11, from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District. (District 11, District 19)

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Indexes:

Code sections:

Attachments: 1. 2025-11-18-Staff Presentation to HPC.pdf, 2. Locator Maps.pdf, 3. Staff Comments.pdf, 4. Public Comment 11-16-25.pdf, 5. 120525_CC_public_comment.pdf

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
11/18/2025	1	HOUSING POLICY COMMITTEE	Return to Lead with the Recommendation for Approval	Pass
10/28/2025	1	PLAN COMMISSION	Refer	
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 28.022-00735 of the Madison General Ordinances to change the zoning of property located at 659 North Whitney Way and 5003 University Avenue, Alder District 19, from NMX (Neighborhood Mixed-Use) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00736 of the Madison General Ordinances to change the zoning of property located at 4860 Sheboygan Avenue, Alder District 11, from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District. (District 11, District 19)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones various properties generally located near the intersection of University Avenue and Old Middleton Road east of N Whitney Way to RMX (Regional Mixed-Use) consistent with the land use recommendations in the West Area Plan adopted by the Common Council on September 10, 2024 by Resolution 24-00558 (ID 84377). The properties to be rezoned are also located in the Transit-Oriented Development (TOD) zoning overlay.

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

1. Map Amendment 00735 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00735. The following described property is hereby rezoned to RMX (Regional Mixed-Use) District.

A parcel of land located in the SE 1/4 quarter of the SE 1/4 of Section 18 and the NE 1/4 quarter of the NE 1/4 quarter of Section 19, T7N R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of said Section 19; thence Southerly along the East line of said Section 19 a distance of 171.22 feet, more or less; thence Westerly a distance of 40.65 feet to a point of intersection of the southwesterly right of way of University Avenue (former US Highways 12 and 14) and the northerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and the Point of Beginning of this description; thence Southwesterly along said northerly railroad right of way line a distance of 769.5 feet, more or less, to a point on the eastern right of way of N Whitney Way; thence Northerly along said eastern right of way a distance of 370.4 feet, more or less; thence Northerly along said eastern right of way a distance of 60 feet, more or less; thence Northeasterly on a curve to the right along the easternmost right of way of N Whitney Way a distance of 137.39 feet, more or less; thence Northeasterly on a curve to the right along the easternmost right of way of N Whitney Way a distance of 31.73 feet, more or less, to a point on the southwesterly right of way of University Avenue; thence S63°43’00”E along said southwesterly right of way a distance of 250 feet, more or less; thence S26°37’00”W a distance of 40 feet, more or less; thence on a curve to left having a radius of 2995 feet and a chord bearing S70°32’00”E a distance of 562.9 feet, more or less, to the Point of Beginning. Said described area contains 4.88 acres (212,576 square feet).”

2. Map Amendment 00736 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00736. The following described property is hereby rezoned to RMX (Regional Mixed-Use) District.

Lots 1 and 2, Certified Survey Map No. 4009, City of Madison, Dane County, Wisconsin. Said described area contains 9.0 acres (392,059 square feet).”

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