Legislation Details (With Text)

File #:	90555	**Version:**	1	**Name:**	Lien 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-25-00089

Title: Creating Section 28.022-00739 of the Madison General Ordinances to change the zoning of property located at 4217-4237 Lien Road, the northern 220 feet of 4301 Lien Road, and 4325-4401 Lien Road from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District. (District 17)

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Badri Lankella, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Sean O'Brien, Will Ochowicz, Michael E. Verveer, Regina M. Vidaver

Indexes:

Code sections:

Attachments: 1. 2025-11-18-Staff Presentation to HPC.pdf, 2. Locator Maps.pdf, 3. Staff Comments.pdf, 4. 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 28.022-00739 of the Madison General Ordinances to change the zoning of property located at 4217-4237 Lien Road, the northern 220 feet of 4301 Lien Road, and 4325-4401 Lien Road from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District. (District 17)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 4217-4237 Lien Road, the northern 220 feet of 4301 Lien Road, and 4325-4401 Lien Road from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District Consistent with land use recommendations in the Northeast Area Plan adopted by the Common Council on September 10, 2024 by Resolution 24-00557 (ID 84379). The properties to be rezoned are also located in the Transit-Oriented Development (TOD) zoning overlay.

****

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

1. Map Amendment 00739 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

powered by Legistar™

“28.022-00739. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

All of Lots 1, 2, 6, and 7, East Prairie Commons Plat, the northern 220 feet of Lot 3, East Prairie Commons Plat, and a parcel of land located in the NE 1/4 of the NE 1/4 of Section 33, and the NW 1/4 of the NW 1/4 of Section 34, T8N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of said Section 33, said point also being the Northwest Corner of said Section 34, thence N88°35’54”E along the North line of said Section 34, 200.00 feet; thence S00°44’36”W, 64 feet to a point on the southern right of way of Lien Road and the Point of Beginning; thence continuing S00° 44’36”W, 155.99 feet; thence S88°35’54”W, 200.00 feet; thence S00°44’36”W, 67.04 feet; thence S89° 09’37”W, 1236.8 feet, more or less; thence S00°32’39”W, 2.25 feet; thence S89°09’37”W, 80 feet; thence N00° 32’39”E, 241.80 feet, more or less, to a point on the southern right of way of Lien Road; thence the remaining courses following said southern right of way line, N89°09’37”E, 320.12 feet, more or less; thence S00° 32’29”W, 7.9 feet; thence on a curve to the right having a radius of 1970 feet and a chord bearing S87°46’09”E a distance of 211.54 feet, more or less; thence on a curve to the left having a radius of 2030 feet and a chord bearing S87°45’59”E a distance of 217.78 feet; thence N89°09’37”E, 766.79 feet to the Point of Beginning. Said described area contains 7.53 acres (328,033.45 square feet), more or less.”

powered by Legistar™