



Legislation Details (With Text)

File #: 90554 **Version:** 2 **Name:** Gammon Mineral Point Rosa 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-25-00088

Title: SUBSTITUTE: Creating Section 28.022-00737 of the Madison General Ordinances to change the zoning of property located at 402-434 Gammon Place, 429 Gammon Place and 433 South Gammon Road from CC (Commercial Corridor) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00738 of the Madison General Ordinances to change the zoning of property located at 5701-5801 Mineral Point Road and 422 South Rosa Road from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District. (District 19)

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. 90554 Version 1, 2. 2025-11-18-Staff Presentation to HPC.pdf, 3. Locator Maps--Gammon Place.pdf, 4. Locator Maps--Mineral Point-Rosa.pdf, 5. Staff Comments.pdf, 6. 120525_CC_public_comment.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------------------|---|--------|
| 12/9/2025 | 2 | COMMON COUNCIL | Adopt and Close the Public Hearing | Pass |
| 12/1/2025 | 2 | PLAN COMMISSION | RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING | Pass |
| 11/18/2025 | 2 | 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

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Body

EDITOR'S NOTE: The title of this legislative file has been modified as follows:

Creating Section 28.022-00737 of the Madison General Ordinances to change the zoning of property located at 402-434 Gammon Place, 429 Gammon Place and 433 South Gammon Road and ~~429-433 Gammon Place~~ from CC (Commercial Corridor) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00738 of the Madison General Ordinances to change the zoning of property located at 5701-5801 Mineral

Point Road and 422 South Rosa Road from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District. (District 19)

DRAFTER'S ANALYSIS: This ordinance amendment rezones various properties generally located on Gammon Place from CC (Commercial Corridor) District to RMX (Regional Mixed-Use) District and rezones various properties generally located at the intersection of Mineral Point Road and South Rosa Road from SE (Suburban Employment) District to RMX (Regional Mixed-Use) District 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.

The SUBSTITUTE corrects an address within the property being rezoned.

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

1. Map Amendment 00737 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00737. The following described property is hereby rezoned to RMX (Regional Mixed-Use) District.

Lot 1, Certified Survey Map No. 1953, and Lots 1-6 and Outlot 1, Gammon Place Addition to Park Towne, all located in the City of Madison, Dane County, Wisconsin. Said described area contains 6.82 acres (297,060 square feet).”

2. Map Amendment 00738 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00738. The following described property is hereby rezoned to RMX (Regional Mixed-Use) District.

Lots 31, 35, and 36, University Research Park, Second Addition, City of Madison, Dane County, Wisconsin. Said described area contains 17.86 acres (778,092 square feet).”