



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 89916**

**File ID:** 89916

**File Type:** Ordinance

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** Attorney's Office

**File Created Date :** 09/09/2025

**File Name:** Lot Area & Width Alley Attached Garages

**Final Action:**

**Title:** Amending several sections of Chapter 28 to reduce minimum lot width and lot area within certain zoning districts and to reduce the rear setback for alley loaded one-story attached garages.

**Notes:** 6987LotAreaWidthAlleyGarage

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

**Effective Date:**

**Attachments:** 89916Body.pdf

**Enactment Number:**

**Author:** Kate Smith

**Hearing Date:**

**Entered by:** mglaeser@cityofmadison.com

**Published Date:**

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/09/2025	Referred for Introduction				
<b>Action Text:</b> This Ordinance was Referred for Introduction							
<b>Notes:</b> Plan Commission Public Hearing (10/6/25), Housing Policy Committee (9/25/25), Common Council (10/7/25)							

## Text of Legislative File 89916

### Fiscal Note

[Enter Fiscal Note Here]

### Title

Amending several sections of Chapter 28 to reduce minimum lot width and lot area within certain zoning districts and to reduce the rear setback for alley loaded one-story attached garages.

### Body

**DRAFTER'S ANALYSIS:** This proposed MGO change would amend several sections of Chapter 28 residential zoning districts to make more lot divisions possible by slightly reducing detailed lot size and lot width requirements for many zoning districts. Lot size requirements are

one of the biggest factors in determining how many homes can be built in an area. It also allows for a three-foot rear setback for one-story alley-loaded attached garages in more zoning districts, as well as for attached single-family homes (often referred to as town homes) on narrow lots. Allowing a three-foot rear setback for alley-loaded attached garages for attached single-family homes allows for more flexibility in home design in more districts and adds consistency between the required rear setback for attached garages and detached garages on lots that are served by alleys.

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**Please see Legistar File No. 89916 Body in Attachments.**