

HOUSING FORWARD OVERVIEW OF NOV 2025 PROPOSED ORDINANCES

Housing Policy Committee, November 18, 2025







Increase Housing Choice

- Pursue more code and process changes to support small-scale "missing middle" housing
- O Continue to simplify zoning standards for infill housing, implement plans through the zoning code
- Look for ways to make lot division & subdivision processes simpler to create more new lots for homes

Leg ID 90552 & 90557

Leg IDs 90553, 90554, 90555, & 90556

Leg ID 90557

Transit-Oriented Development (TOD) Changes Enabling 3 & 4-Unit Buildings in Residential Areas



- Expand ability to construct buildings with up to 4 units to all residential zoning districts in the TOD Overlay
- Would be relevant in existing residential areas in West, North, East, & South parts of Madison
- Any redevelopment would be up to property owner to initiate



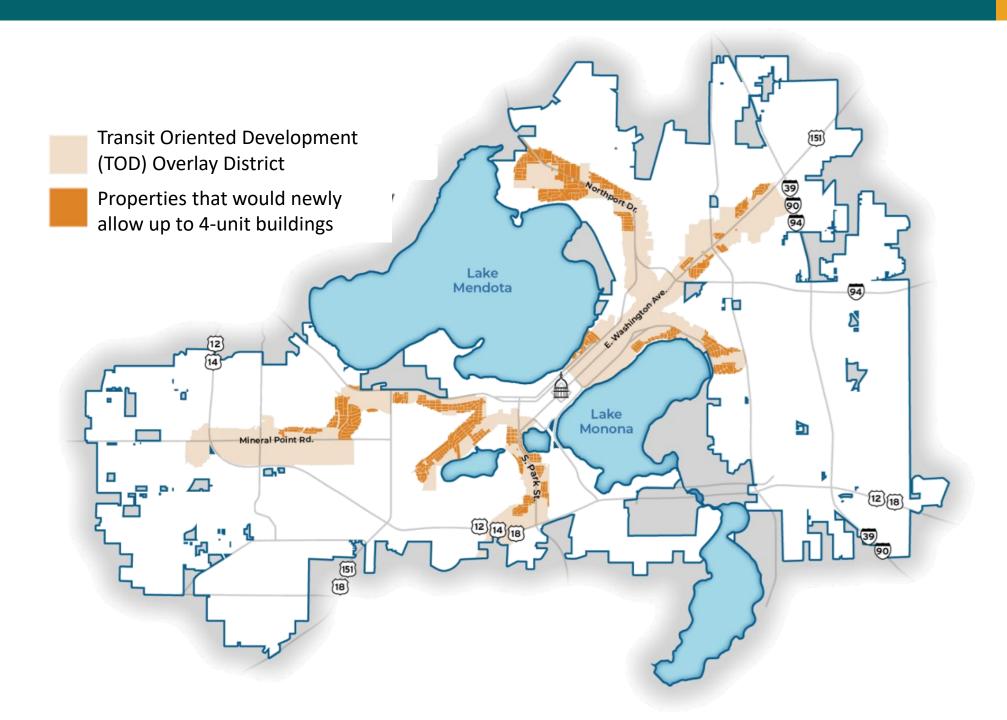
4-unit building example



4-unit building example



4-unit building (townhomes) example https://www.houseplans.pro/plans/plan/f-688





Transit-Oriented Development (TOD) Changes Updated Standards for Drive-Through Facilities



- Future drive-through facilities in the TOD Overlay must be in or on buildings:
 - At least 3 stories
 - That cover 60% of lot area
- Existing drive-through facilities aren't impacted









Transit-Oriented Development (TOD) Changes

Limiting Certain Auto-Centric Land Uses

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Within the TOD Overlay, changes would prohibit <u>NEW</u>

- Standalone surface parking lots
- Car washes
- Auto sales & rental businesses
- Existing facilities/uses aren't impacted

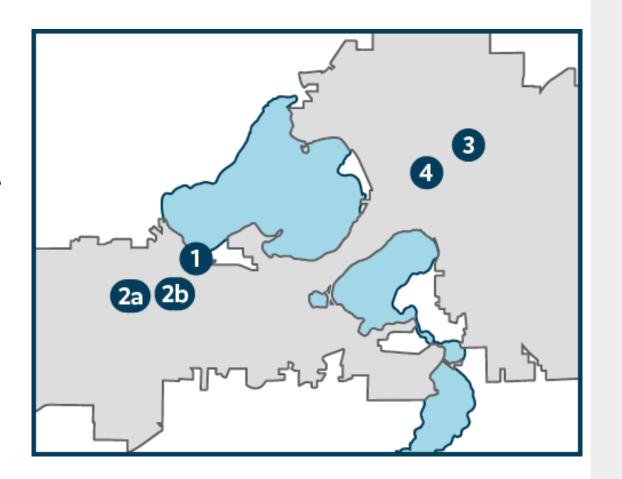


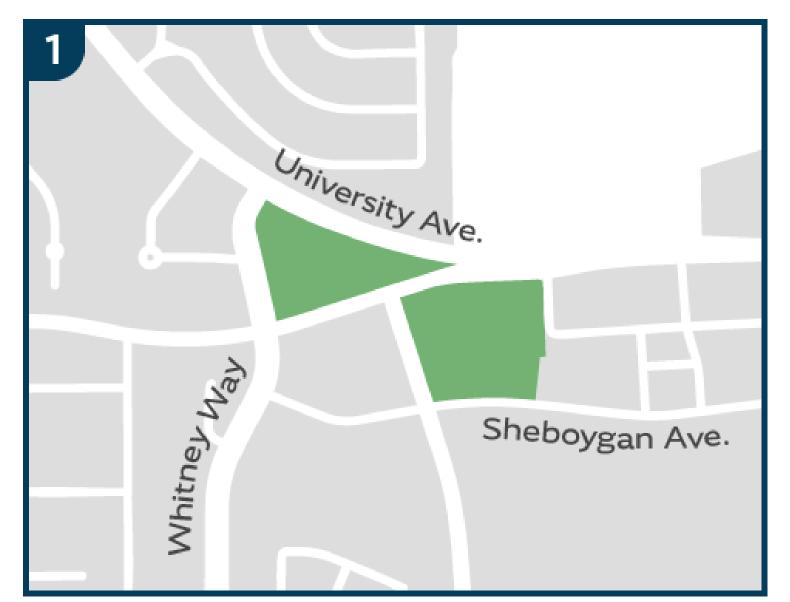


Transit-Oriented Development (TOD) Changes Changing Zoning Designations to Support Plan Recommendations



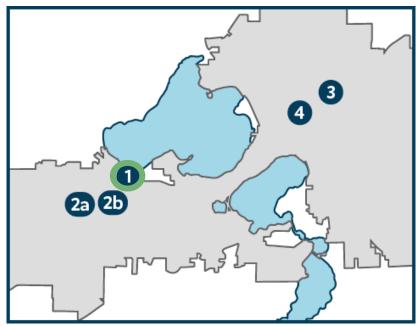
- Encourage additional mixed-use development, including housing, by changing zoning designation of some specific areas
- Purpose is to support
 development where it can benefit
 from and support high-frequency
 transit and in alignment with
 adopted plan recommendations







Area 1: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (*Leg ID* **90553**)



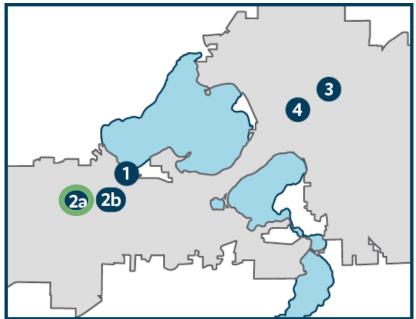


Google Earth 3D Image



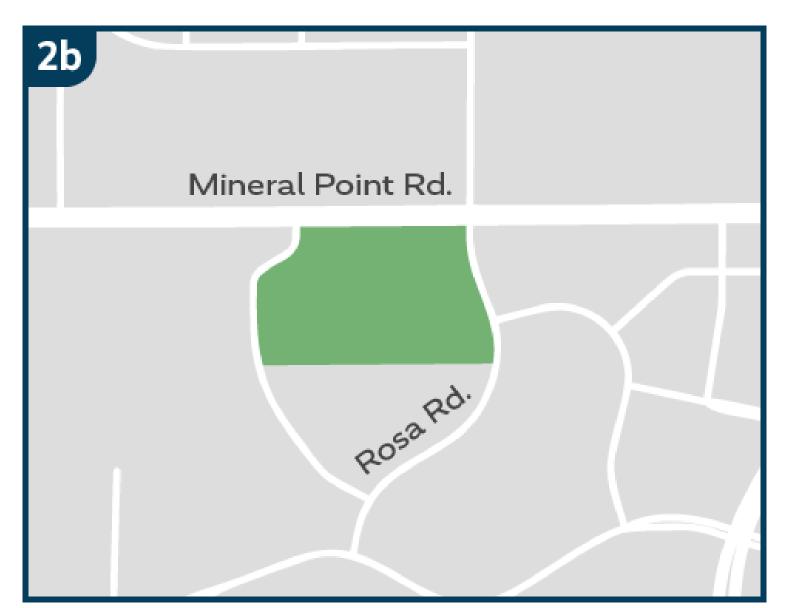


Area 2a: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (Leg ID 90554)



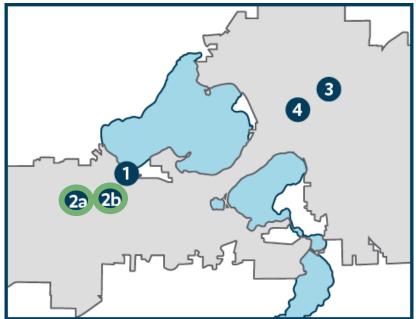


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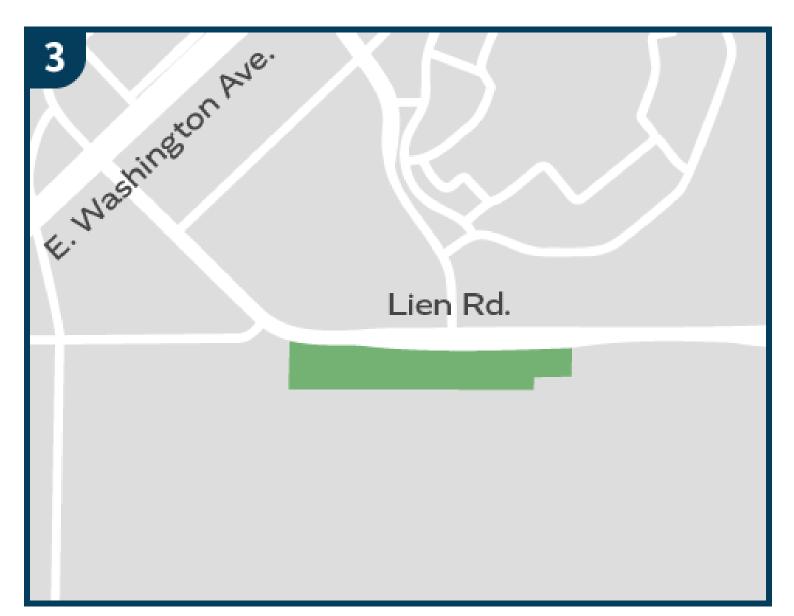


Area 2b: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (Leg ID 90554)



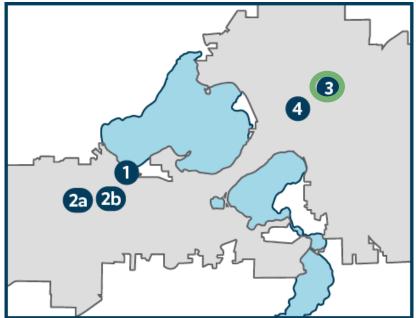


Google Earth 3D Image



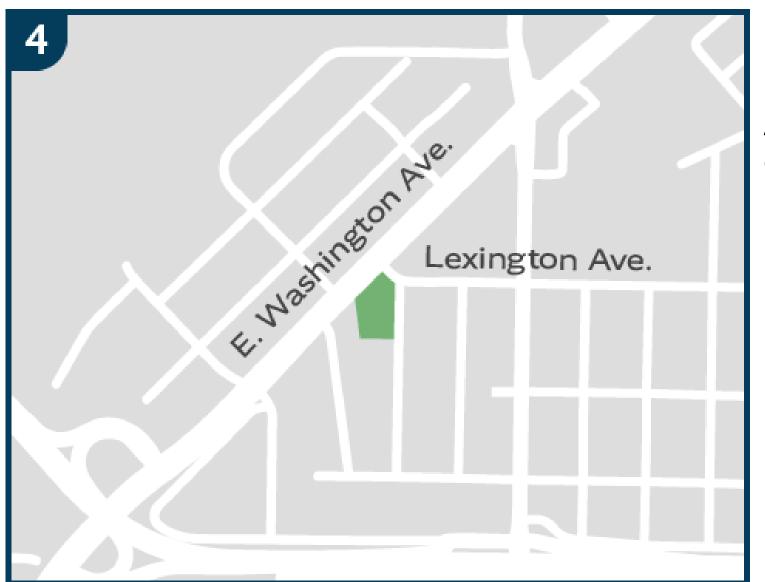


Area 3: Rezone to Community Corridor-Transitional (CC-T), as recommended in Northeast Area Plan (*Leg ID* <u>90555</u>)



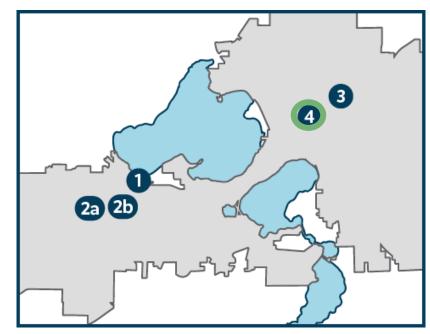


Google Earth 3D Image





Area 4: Rezone to Community Corridor-Transitional (CC-T), as recommended in Northeast Area Plan (*Leg ID* <u>90556</u>)





Google Earth 3D Image

Cottage Courts as a new, permitted housing type



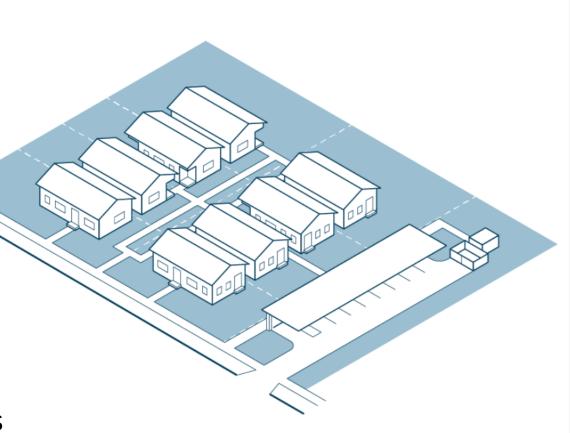


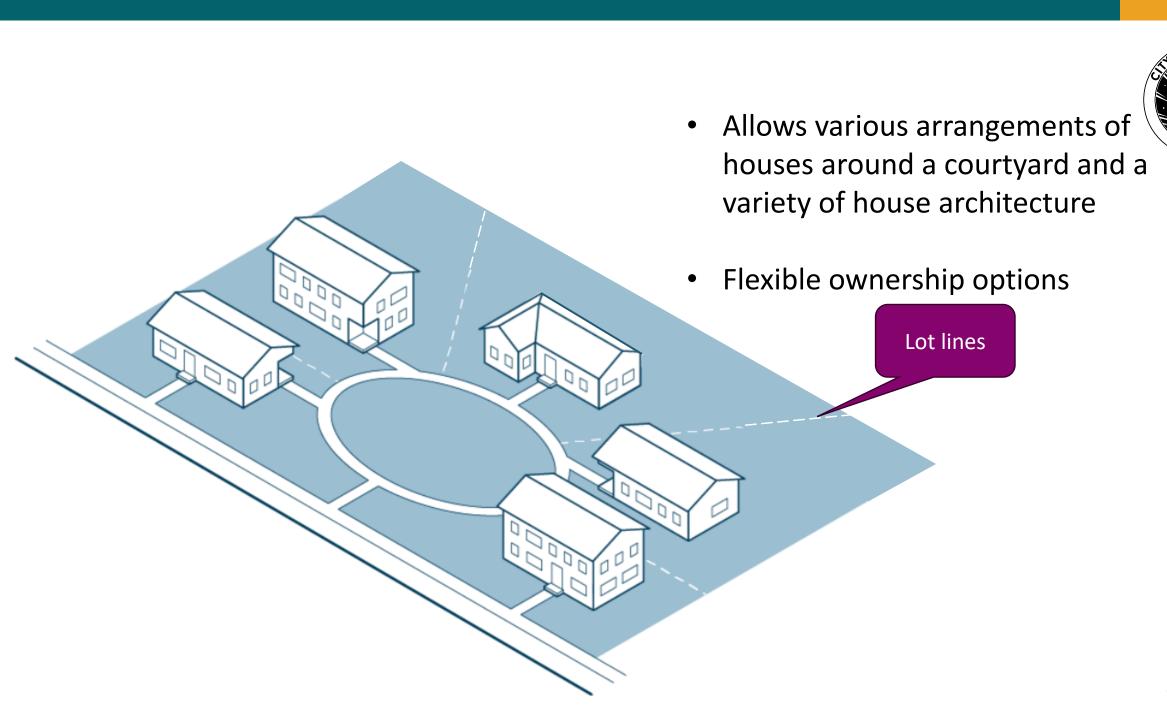


 Allows development of property in residential zoning districts to create 8 homes, each limited to 1,000 sq ft footprint

 Can be a single lot under single ownership, condominiums, or individual lots

 May include shared parking area, but no individual garages/driveways





Next Steps



Community Information Meeting

Wed, Nov 5, 5:30 pm (Virtual – Zoom)



Housing Policy Committee

Tue, Nov 18, 4:30 pm (Virtual – Zoom)

Transportation Commission

Wed, Nov 19, 5:00 pm (Virtual – Zoom)

Plan Commission

Mon, Dec 1, 5:30 pm (Virtual – Zoom)

Common Council

Tue, Dec 9, 6:30 pm (Hybrid – City County Building Rm 201 or Zoom)

Note: Only TOD Changes

Leg ID 90552



Questions & Discussion



Housing Policy Committee, November 18, 2025

3- and 4-units as a Conditional Use in University Hill Farms National Register Historic District



Request by Alder Tishler: in the University Hill Farms National Register Historic District within districts that would newly allow 3- and 4-unit buildings in TOD, 3- and 4-unit buildings are reviewed as a Conditional Use

Rationale: provides more oversight of changes within the University Hill Farms National Register Historic District

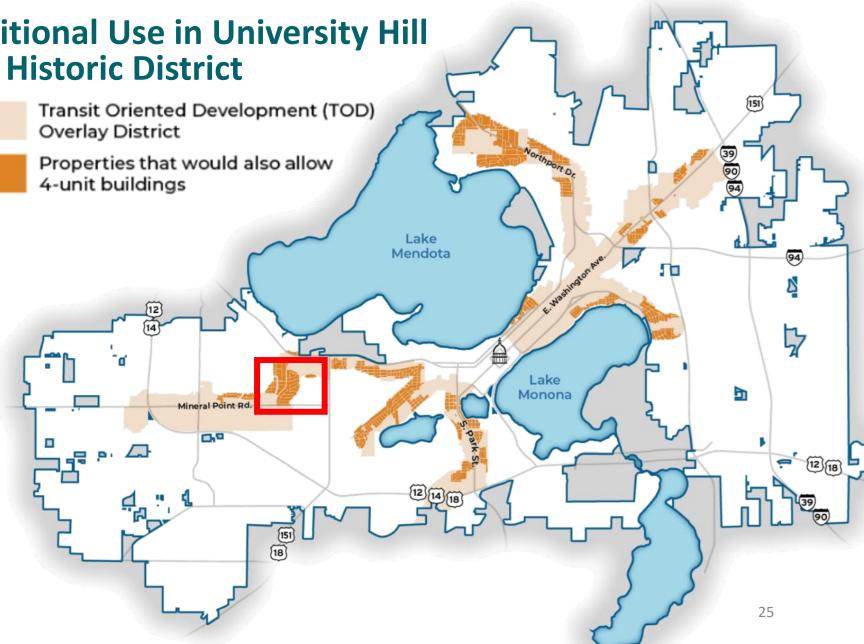
An amendment would:

 Add 28.104 (3)(d) text and a map to identify areas on which these residential uses require Conditional Use review

3- and 4-units as a Conditional Use in University Hill **Farms National Register Historic District**

Approximate boundary

Within the University Hill Farms National Register Historic District area of the TOD that would newly allow 3and 4-unit buildings, uses are reviewed as a **Conditional Use**

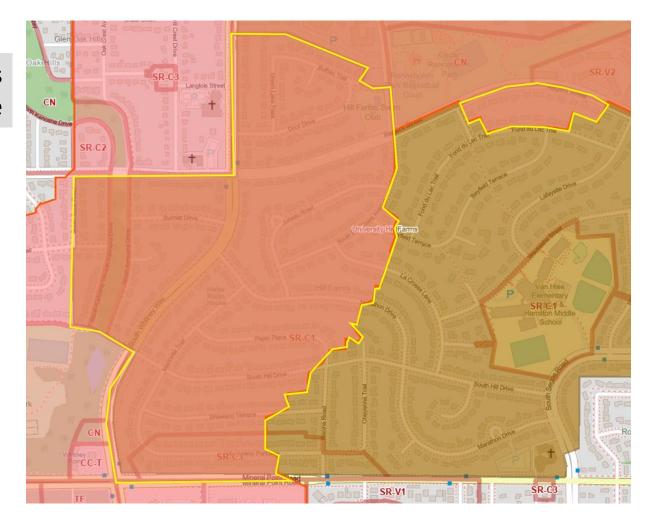


3- and 4-units as a Conditional Use in University Hill Farms National Register Historic District





Area where 3-4 unit buildings would be a conditional use



Allow Auto Rental within TOD Overlay Zone



Request by Alders Ochowicz & Figueroa Cole: Continue to allow auto rental businesses within TOD Overlay

Rationale: allow auto rental close to high-quality transit service to support car-light living

An amendment would:

- Separate "Auto Sales & Rental" use into two uses "Auto Sales" and "Auto Rental" in all applicable zoning district use tables
- Within proposed 28.104 (6) Prohibited Principal Uses, change "Auto Sales & Rental" to "Auto Sales"

Allow 2-unit buildings within Cottage Courts



Request by Alder Martinez Rutherford: allow single family, two-unit, or a combination up to a max of 8 dwelling units in a Cottage Court

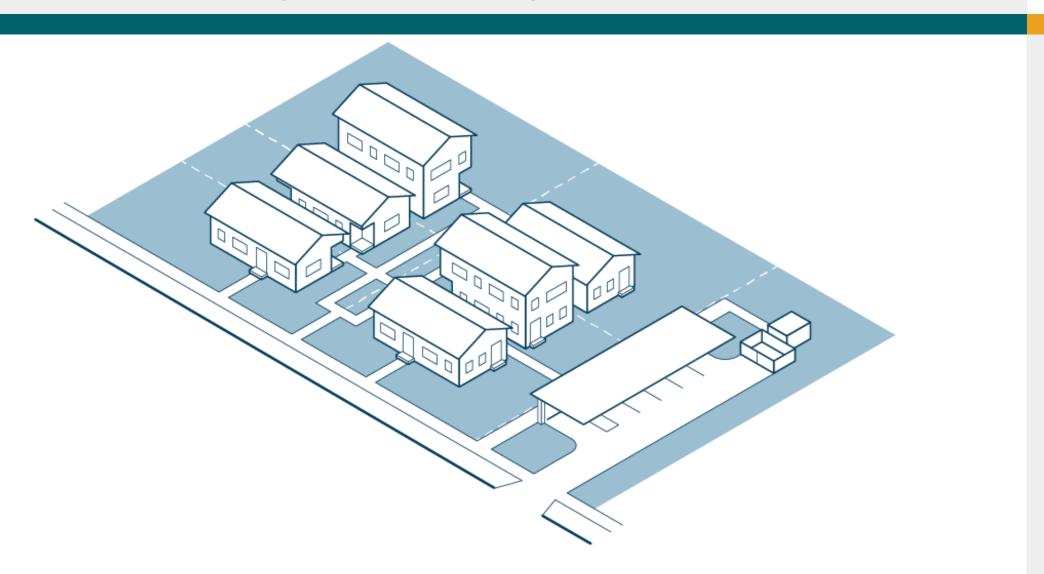
Rationale: allow flexibility for a mix of unit types generally allowed in all residential districts

An amendment would:

- Define a Cottage Court as a group of 8 or fewer units on a single zoning lot, including single family detached, two unit dwelling-twin, or two-unit dwelling-two units, or a combination
- Update references to dwelling unit types throughout

Allow 2-unit buildings within Cottage Courts





Reduce Rear Setback for Cottage Court to 8 feet



Request by Member Tarby and Alder Ochowicz: reduce required rear setback for zoning lot to 8 feet for Cottage Courts in all zoning districts permitted

Rationale: maximize area within Cottage Court lots to accommodate cottages, while maintaining front and side setback requirements of underlying zoning district

An amendment would:

 Modify proposed 28.151 Cottage Courts supplemental regulation (c)1 to read:

Front, and side and rear setbacks and yards of the zoning district shall apply only to the perimeter of the zoning lot. An eight (8)-foot rear setback and yard shall apply to the perimeter of the zoning lot.