



April 23, 2026

TO: Katie Bannon, community development director, city of Madison

FROM: Board of directors, Wexford Village Homeowners Association

RE: Thank you and next steps

We appreciate the time you and your team spent with our board April 7 on the issue of converting planned development neighborhoods to city zoning regulation. We understand there are many PDs citywide and, because many of those PDs were created 40 to 50 years ago, there can be reasons to modernize some principles considered “standard practice” at the time.

As we head toward a May neighborhood hearing and further regulatory dates, our members have some questions for which we would welcome written responses that can be published on our website. These questions may be raised by homeowners in such a hearing, especially those new to this process:

- It was noted that covenants in force across Wexford’s 14 additions can be very difficult to research by zoning administrators when there are requests for additions and modifications. We hope all such requests were seen first by Wexford’s architectural committee. One suggestion that may help the city is that every permit application has a disclaimer, i.e., “localized deed restrictions or covenants may apply.” It should spur homeowners to check their own deeds and covenants first.
- If existing Wexford covenants will not be replaced by converting to city zoning requirements, as noted during the April 7 meeting, what advantage is there to the city of Madison – other than administrative time – to converting?
- As you know, it would take a significant number of homeowners (or assessed value) within a given Wexford addition to change any covenant.

Here is a link to current covenants:

<https://www.wexfordvillagehomesassociation.org/covenants>

If a Wexford homeowner wanted to, for example, build fences higher than three feet or the ability to build an Accessory Dwelling Unit, would that be possible without a homeowners' vote if city zoning rules were applied?

- Are there other ways to simplify the permitting process, such as improving the density by allowing ADUs in all single-family zoned areas? Some covenants within Wexford disallow anything other than single family, although the definition of single family is open for discussion.
- Ultimately, will it matter if there is significant Wexford resident opposition to the proposed change? Is a City Council vote in favor of adopting standard city voting already in the cards?

We trust the city of Madison understands the value of Wexford to the overall attractiveness and economic viability of the city. Our homes are well-maintained and hold strong market values. Our residents pay their property taxes and are not drains on key city services, such as police and fire. We're not asking for special treatment, but treatment commensurate to what we bring to the city. Thanks for considering these points and we look forward to your reply.

Members of the board who approved this letter are Jim Rather, Paul Stang, Dick Ihlenfeld, Sue Hunt, Jane Wery, Ken Schmidt and Tom Still.

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