



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

## MEMORANDUM

**TO:** Plan Commission  
**FROM:** Planning Division Staff  
**DATE:** November 4, 2010  
**SUBJECT:** Plan Commission Zoning Code **Referred** for discussion in September, October, and November 2010

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At Special Meetings concerning the Zoning Code Rewrite beginning on June 28, 2010, the Plan Commission identified certain broad topics to be discussed prior to making recommendations to the Council. These topics are found in the memoranda prepared by staff in May 2010. The Plan Commission referred a number of these items to future meetings. The following list summarizes the items in the staff memoranda that the Plan Commission referred to future meetings. This list will be revised as needed.

### **MEMORANDUM 1 (Green)**

#### ***Parking Items***

Page 18 #24 Moped parking--referred on 7-19-10 (discuss post-adoption of the code)

Page 20 # 38) (a) –( m) Parking lot landscaping--referred on 7-19-10

Page 21 #39, 40, Page 22 # 41, Page 22# 43 Parking lot landscaping--referred on 7-19-10

Page 33 # 58 Minimum parking requirement (referred to parking discussion) referred on 8-2-10

Page 33 #60 Parking requirements for PD and TOD districts.

Page 33 #61 Parking spillover into neighborhood--referred on 8-2-10

Page 33 #62 Parking Table 28J-3--referred on 8-2-10 (need to revise the table)

Page 34 #63, Parking –reduce minimum requirements

Page 34 #64-65 Parking for mopeds referred

***Mixed-Use Items***

Page 27 #14 and 15 Mixed-use buildings in residential areas (See Memo 2 page 5 #7, page 11#29)  
Discussed at Oct 25<sup>th</sup> Plan Commission –Plan Commission voted to allow mixed use buildings in residential districts except in SRC-1. Plan Commission requested standards for mixed use buildings in residential area and a definition of “mixed-use”.

Page 29 #25 Mixed-use frontage and build to requirements (See Memo 2 page 13#38) --Done on 10-25-10 except staff was asked to compare parking requirements in districts to those in the building form standards sections of the code.

***Procedures Items***

Page 23 #44 Urban Design Commission procedures--referred until Economic Development Commission's report is complete (The Plan Commission will review the EDC report on Nov 8<sup>th</sup>).

Page 31 #45 Urban design districts (See Memo 2 page 19 #65)

Page 35 #75 Procedures referred until Economic Development Commission's report is complete –(THE Plan Commission will review the EDC report on Nov 8<sup>th</sup>)

Page 45 #55- 57 Procedures--referred

Page 53 #15-16 Design Standards Process (referred to Economic Development Commission process discussion)

***Miscellaneous Items***

Page 31 #41 Food and beverages in the Agricultural District – discussed on 7-19-10-supplemental regulations needed? Requirements of a management plan for community/market garden (page 190, section 2 of 2a of red-lined draft)

Page 43 #45 Lakefront vegetation issue (See Staff Lakefront Memo 8/12/10, page 7)

**MEMORANDUM-2 (Blue)**

***Mixed-Use Items***

Page 5 #7 Mixed use buildings at corners (discuss in the context of transformational zoning). Partially done- need to define uses and possibly design

Page 11 #29 Mixed use commercial district –Mixed use buildings (referred until the discussion of #7). Staff is currently drafting a memo for the meeting on November 11<sup>th</sup>.

***Procedures Items***

Page 19 #65 Landmark and Urban Design Overlay Districts

Page 26 #86 Notice clarification --referred until after the Nov 8<sup>th</sup> Plan Commission review of the EDC report.

Page 27 #90 Should Plan Commission have ability to refer certain demolitions to Landmarks ?

Page 222 of the red-lined raft of the zoning code --Conditional use permit standard #8. See September 29 minutes) Revisit conditional use approval standards relative to consistency with neighborhood plans

Page 26 #88 Building height—add conditional use standards?

***Miscellaneous Items***

Page 13 #38 Referred-- move building form parking standards to the zoning districts and report to the Plan Commission where there are conflicts. Staff is drafting a memo that addresses this item.

Page 27 #91 Temporary uses-Temporary Use Permit?

Page 14 #41 c) Vending machines --referred

**MEMORANDUM-3**

***Parking Items***

Page 152-153 Table 28 I-4 of red-lined zoning code “parking pass” for residential uses

***Miscellaneous Items***

Page 118 of red-lined draft zoning code (ADU Requirements Section 6)

Page 135 Building height for accessory buildings

Page 137 Encroachments in Table 28I (page 137 of red-lined draft)

Page 140 Measurement of building height

Page 190 of red-lined draft zoning code 28.164 (2) (a) (community garden or market garden)—Need more detail for a management plan?