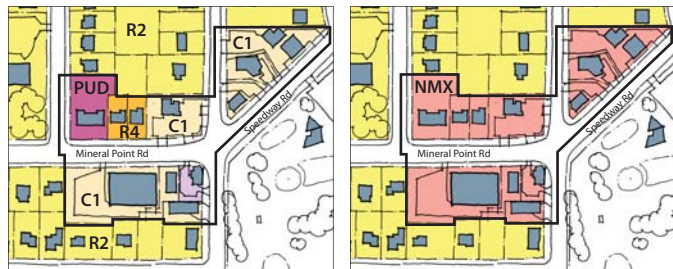




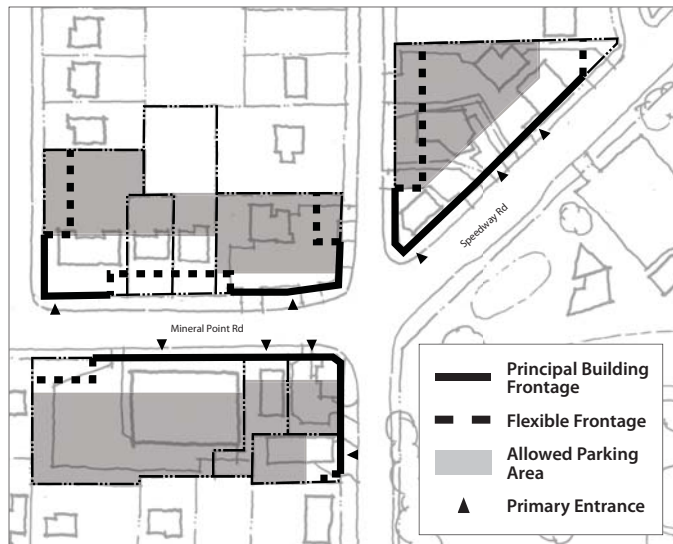
Case Study: Mineral Point/Speedway

The Mineral Point/Speedway intersection is typical of many small commercial crossroads in the City, with a tavern, a service station, and a variety of small free-standing commercial or office buildings on a primary east-west thoroughfare. It is designated as Neighborhood Mixed-Use in the Comprehensive Plan, and is designated here as “NMX,” Neighborhood Mixed-Use, an equivalent type of zoning district.

Existing & Proposed Zoning Maps: The existing zoning pattern (left) includes a variety of different unrelated districts. Proposed zoning (right) incorporates these into the new NMX district.



Proposed Zoning Frontage: The proposed zoning frontage indicates a more consistent building frontage along the primary street, with an emphasis on buildings that “hold the corner.” Mid-block and secondary street locations have a “flexible frontage,” which means buildings may be set farther back from the street (typically appropriate for residential building types) or closer to the street (typically appropriate for a storefront or office building type).



Existing Conditions & Character Sketch: These images show existing conditions (right) and how new investment could appear under the proposed form-based zoning (below).



Advisory Committee

- Michael Basford
- Gary Brown
- Sheri Carter
- Lauren Cnare, Alder, District 3
- Nan Fey
- Randall Glysch
- Tim Gruber, Alder, District 11
- Lou Host-Jablonski
- Julia Kerr, Alder District 13
- Janet Loewi
- Lance McGrath
- Diane Milligan
- Kevin Pomeroy
- David Porterfield
- Gary Poulson, Vice-Chair
- Janis Reek
- Satya Rhodes Conway, Alder District 12
- Amy Rountree
- Ken Saiki
- Carole Schaeffer
- Susan Schmitz
- Michael Slavney, Chair
- Steve Steinhoff
- Daniel Stephans
- Ledell Zellers

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Consultants

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Upcoming events and meetings

Community Meetings

- September 11: 6:30PM
Overture Center
Wisconsin Studio
- September 11: 6:30PM
Goodman
Community Center

Agenda

- Check-in and open house
- Welcome and introductions
- Project update
- Small group break-out sessions
- Wrap-up

How can I stay informed?

- Visit the Web site: <http://www.cityofmadison.com/zoningrewrite/>
- Download the full report.
- Review meeting minutes.
- Plan to attend future meetings.

Zoning Code Rewrite Madison, Wisconsin

Annotated Outline: September, 2008

What is the “Annotated Outline”?

The City of Madison is engaged in a rewrite of its forty-year-old Zoning Code, approximately a two-year process. The annotated outline report is the second major report presented to the City. It follows and supplements the Zoning Code Analysis report, published to the City’s web site in July 2008. That report includes detailed information on issues to be addressed in the rewrite.

The outline summarizes the proposed organization, content and format of the revised Zoning Code. It also cross-references the existing code and identifies some of the issues and questions that will need to be addressed. The following should be noted:

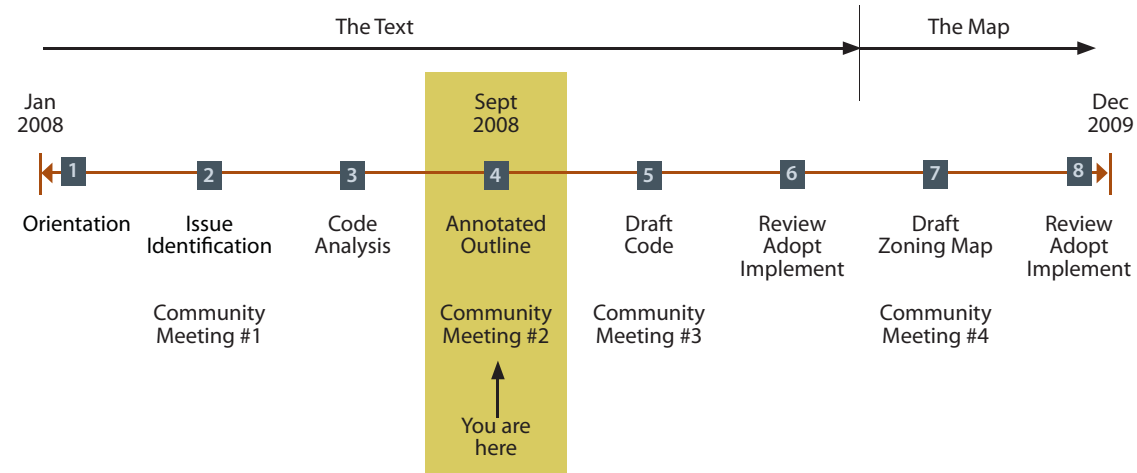
- Many concepts in the existing Code are retained. However, text will be revised for clarity even where existing concepts are carried over into the new document.
- Where new concepts are included, it is likely that these will be further refined during the drafting process, based on public comments and review by the Advisory Committee, Plan Commission and City staff.
- The new Zoning Code document will receive substantial public review prior to adoption. The outline is intended as a starting point for public comment, not as a final document.

New Zoning Districts

The list of proposed zoning districts (see inside of handout) is based upon an analysis of community character, and the primary development patterns found within the City. Each district is designed with the intent of responding both to neighborhood character and to the goals and policies of the Comprehensive Plan and neighborhood plans.

Zoning districts, unlike comprehensive plan categories, need to provide for the continuance of existing uses while looking ahead toward community goals for new development, redevelopment, or other planned change. These districts attempt to strike a balance between preserving what currently exists and fostering new uses and development types. Some districts are oriented more towards preservation, others towards redevelopment. Some proposed districts closely match existing ones, while others are quite different.

This is a preliminary list. The number and type of zoning districts are likely to change based on community feedback. For example, additional districts may be needed in both the “TN” category and the “Downtown” category in order to respond to specific conditions within neighborhoods and downtown.



	New	Existing	
	Title & Description	Comp Plan	Zoning
Traditional Neighborhood Districts	Traditional Neighborhood-Consistent District (TN-C) Most buildings are of a consistent scale and size; one-, two- and three-family houses predominate. Intent: Protect neighborhood character; encourage preservation and updating of historic and traditional buildings.	LDR, MDR	R2, R3, R4, R4A
	Traditional Neighborhood-Variied District (TN-V) Larger buildings interspersed with smaller ones, multi-family buildings interspersed with one- and two-family houses. Intent: Protect neighborhood character; manage infill development and parking; encourage preservation and updating of historic and traditional buildings.	MDR	R3, R4, R4A
	Traditional Neighborhood-Urban District (TN-U) Larger buildings predominate, but smaller buildings, including one- and two-family houses, are concentrated in some areas. Intent: Enhance livability of neighborhoods, manage infill development and parking, encourage preservation and reuse of historic and traditional buildings.	MDR, HDR	R4, R5, R6
	Traditional Neighborhood-Estate District (TN-E) Areas with large lot sizes, large single-family houses, mature landscaping and curvilinear streets that respond to topography. Intent: Maintain neighborhood character; encourage preservation and updating of historic and traditional buildings.	LDR	R1-R
	Traditional Neighborhood-Planned District (TN-P) New master-planned neighborhoods that include varying lot sizes, traditional architectural features such as porches, alley- or rear yard garages. Intent: Encourage development of neighborhoods with the connectivity, pedestrian scale and mix of uses found in Madison's historic neighborhoods.	NPA-TND	R2S, T, Y, Z, R3-R5, C1, Conservancy
Suburban Neighborhood Districts	Suburban Neighborhood-Consistent District (SN-C) Neighborhoods largely developed during the post-war era (mainly 1950s and 60s). Intent: Protect neighborhood character; encourage preservation and updating of existing housing.	LDR	R1
	Suburban Neighborhood-Variied District (SN-V) Neighborhoods with mixed housing types and densities, multifamily buildings interspersed with one- and two-family dwellings within a single block. Intent: Protect and enhance neighborhood character; encourage preservation and updating of existing housing.	MDR, HDR	R1, R3-R5, PRD
	Suburban-Planned Contemporary District (S-PC) Includes many areas developed as master-planned communities (PUDs and PCDs). Intent: Protect and enhance neighborhood character and connectivity; encourage preservation and updating of existing housing. Provide a district suitable for existing PUDs so that they can be incorporated in the new Code.	LDR, MDR, HDR	PUD, PCD, PRD
	Suburban Multifamily District (SM) Includes concentrations of attached and multifamily housing, consisting of more than one building organized around shared open space and/or parking. Intent: Encourage maintenance of older housing; encourage a variety of housing types serving large and small households, owners and renters. Improve connectivity and access to services.	MDR, HDR	R5, PUD, PCD, PRD
Mixed-Use & Commercial Districts	Neighborhood Mixed-Use District (NMX) A one- to two-block commercial node, centered on a cluster of free-standing or attached buildings. Character varies from traditional to suburban. Intent: Encourage diversification of uses to include residential, studio and office uses in addition to retail and service uses.	NMU	C1, C2
	Traditional Shopping Street District (TSS) A corridor with a pattern of storefronts, residential-commercial conversions, and office or mixed-use buildings, interspersed with residential buildings. Intent: Recognize and strengthen this development pattern while maintaining the viability of existing residential uses within or adjacent to corridors.	NMU, CMU	C1, C2
	Mixed-Use Center District (MXC) Typically a planned development or redevelopment of a commercial center to include upper-story housing, offices, and/or live-work units. Intent: Encourage this development pattern; encourage development that provides amenities and services to adjacent neighborhoods while protecting them from traffic and other impacts.	CMU	PUD, PCD
	Commercial Corridor-Transitional District (CC-T) Areas still occupied primarily by single-use commercial and office buildings, but planned for greater diversity. Intent: Strengthen the pedestrian and transit orientation of these areas by bringing buildings closer to the street and applying design standards for building and site design.	CMU, GC	C2, C3
	Commercial Center District (CC) Includes regional malls, large shopping centers, individual large-format retail stores. Intent: Strengthen the pedestrian and transit orientation of these areas by bringing buildings closer to the street and applying design standards for building and site design. Encourage transition to greater diversity and mixed use.	RMU, GC	C3, C3L

	New	Existing	
	Title & Description	Comp Plan	Zoning
Downtown Districts	Downtown Core District (DT-C) The predominant activity center and gathering place for the city and region; the area that exhibits the primary concentration of uses, activities and density. Intent: Foster high-quality architecture and site design within the parameters established by the Downtown Plan.	Downtown Core (approx.)	C4, R6, PUD
	Downtown Transition District (DT-T) That part of the downtown where residential uses are dominant. Intent: Manage transitions in land use and intensity that occur between residential and nonresidential uses and uses of differing size, height and intensity; manage parking and improve the pedestrian environment within the parameters established by the Downtown Plan.	Other Downtown Districts	R5, R6, PUD
Workplace & Employment Districts	Traditional Workplace District (TW) Areas originally developed as industrial corridors typically located along rail lines, now containing a mix of office, warehouse, and industrial uses. Intent: Encourage continued use or adaptive re-use of industrial buildings for a variety of purposes; maintain/enhance employment base.	E, I	M1
	Suburban Employment District (SE) Largely free-standing buildings or building complexes used for office, office-showroom and limited industrial uses, interspersed with free-standing commercial buildings. Intent: Encourage shared access, improved landscaping and site design, integration of complementary uses, bicycle and pedestrian facilities. Discourage proliferation of	E	C3, M1, O1, O2
	Employment Campus District (EC) Includes corporate campuses and research parks that are designed according to a master plan with common landscape design, etc. Intent: Improve access to services; improve pedestrian and bike connections where these are limited; use land efficiently, encourage complementary services within or close to campus.	E	RPSM, O3,O4
	Production and Distribution Center District (PDC) Areas designed for manufacturing, warehousing, storage and distribution, with access to major highways, air, and/or rail transport. Intent: Improve access to services; improve pedestrian and bike connections, improve landscaping and screening.	I	M1, M2, C3L
	Rural and Agricultural District (RA) A district that acts as a temporary holding zone for lands annexed into the City. Intent: Provide for continuation of agricultural, rural and large-scale land uses, manage transitions from agriculture to other uses.	Ag/Rural	A
	Parks and Open Space District (P-OS) A district that would encompass public parks and other publicly-owned open space areas. Intent: To recognize and preserve City parkland and permanently protected open space as a unique land use type.	Parks & Open Space	C
Special Districts	Institutional Campus District (IC) Major educational and health care institutions that combine many functions, from employment to education and recreation. Intent: Recognize master plans of institutions while addressing issues of compatibility, parking management, and impacts on neighborhoods.	IC	None
	Airport (AP) A district that recognizes the specific and unique land uses and facilities of the Dane County Regional Airport.	Airport	None
Overlay Districts	Wetland District (W) An overlay district that will replace the current primary district.	-	Wetland (mapped)
	Wellhead Protection District (WP) Maintains current wellhead protection district.	-	Same
	Flood Plain District (FP) Incorporates current floodplain standards.	-	Same
	Open Space/Natural Resource Overlay District (NR) Could apply to sensitive resources other than wetland and floodplain.	-	None
	Lakefront Overlay District (L) Recognizes unique development conditions.	LDR, MDR	None
	Transit-Oriented Development Districts (TOD) Applied around transit station locations.	TOD	None
	Urban Design District (UD) Potential incorporation of existing UD Districts.	-	-
Historic District (H) Cross-reference to historic landmark and district standards.	-	Historic District Suffixes	
Neighborhood Conservation District Allow for creation of NC districts.	-	NC	