



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

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**MEMORANDUM**

**TO:** Plan Commission  
**FROM:** Rick Roll, Zoning Code Rewrite Project Manager  
**DATE:** September 14, 2010  
**SUBJECT:** Plan Commission Zoning Code Rewrite Special Meeting on September 29<sup>th</sup>, 2010  
Action Items: Design Standards, Building Height, Building Frontage, Waivers, and Conditional Uses

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The agenda for the September 29, 2010 Special Meeting of the Plan Commission regarding the Zoning Code Rewrite will focus on Design Standards, Building Heights, Building Frontage, Waivers and Conditional Uses. The list below is provided to help you prepare for the meeting. In addition, Memorandum 3 prepared by the City Attorney's office provides information and background on waivers and conditional uses. The meeting will start at 5:30 p.m. in room 108 of the City-County Building. If the Plan Commission takes action on each of the following items and time permits, work can continue on Memorandum 2 beginning on page 11, #30. Please contact me at 267-8732 or [rroll@cityofmadison.com](mailto:rroll@cityofmadison.com) if you have any questions.

**DESIGN-RELATED WAIVERS AND CONDITIONAL USES**

City Attorney's Memo Regarding Waivers and Some Conditional Uses in New Zoning Code

\*This memo may also be considered under the other topics below.

Memo 1:

Page 14 #2 General Recommendation on Removing "Waiver Process"  
Page 38 #13 General PC Question Regarding Waiver Process  
Page 39 #14 General PC Question – Defining "infeasible" as a standard for Design Waiver  
Page 40 #26 General PC Question on Waiver Process  
Page 50 -51 #4 Waiver Process Questions

Memo 2:

Item #19 General Recommendation on removing "Waiver Process" in mu/com. Districts

## **DESIGN STANDARDS VS. DESIGN GUIDELINES**

### Memo 1:

- Page 39 #16 Commercial / Mixed-Use Design Guidelines v. Design Standards
- Page 48 #87 Design Standards for CC / CC-T, Question about Relationship to Big Box Stds
- Page 50 #3 General Question regarding Design Guidelines
- Page 51 #5 & #6 (Referred to UDC for clarification) Relates to Design Review in Employment Districts

### Memo 2:

- Item #19 General Recommendation on removing "Waiver Process" in mu/com. Districts
- Item #22 Convert Commercial / Mixed-Use Design Guidelines into Standards
- Item #54 Design Review Process – Suburban Employment District

## **BUILDING HEIGHT**

### Memo 1:

- Page 40 #22 Building Height Question, MXC and CC-T
- Page 40 #23 Question on 5 Story Height Limit

### Memo 2:

- Item #37 Building Heights – NMX. Proposed max height reduced to 3 stories, higher with CU
- Item #39 Building Heights – TSS. Proposed max height reduced to 3 stories, higher with CU
- Item #43 Allowing additional height for CC-T, CC as conditional use

## **BUILDING FRONTAGE**

### Memo 1:

- Page 29 #30-31 PC Question regarding more flexible frontage standards for CC-T, and CC)
- Page 40 #27 PC Question – Conditional use to allow one row of parking in CC-T
- Page 50 #1 Frontage- Commercial/Mixed Use

### Memo 2:

- Item #38 Frontage Recommendations – Commercial / Mixed Use