



Department of Planning & Development  
**Planning Unit**

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 608 267 8739  
PH 608 266 4635

**TO:** Madison Plan Commission

**FROM:** Bradley J. Murphy, Planning Unit Director

**DATE:** June 17, 2005

**SUBJECT:** Zoning Text Amendments

---

On the Plan Commission agenda, there are three zoning text amendments.

The first amendment, ID No. 01342, is a housekeeping amendment to further clarify the types of porches and “bays” that can encroach into the front yard in the small lot single-family zoning districts. The amendment also simplifies the front yard setback by establishing it at 15-feet. The garage location is eliminated from this section as garages are already regulated elsewhere within these districts by requiring that they be setback 2-feet from the front façade of the building.

The next amendment, ID No. 01358, amends the secondary dwelling unit ordinance to require that the lots on which secondary dwelling units may be constructed are identified on the preliminary and final plats at the time of plat approval and recording. While this was part of the original intent of the ordinance, in reviewing the ordinance, staff concluded that the ordinance did not clearly require developers to identify the lots.

The third text amendment, ID No. 01359, establishes a new Research and Development Center (RDC) district. This new district is intended to implement the recommendations included in the Pioneer Neighborhood Development Plan which calls for the element of a new research and development center between Mineral Point Road and Valley View Road west of County Trunk Highway M. The provisions within the new zoning district are intended to implement the design guidelines included in the adopted plan. This district is also intended to allow developers to achieve a more urban development pattern than the pattern of development that can be accomplished with the current Research Park and Specialized Manufacturing (RPSM) District, which applies to the first University Research Park.

Following the adoption of this new zoning district, we expect the University Research Park to file a request for a zoning map amendment to rezone lands for the new University Research Park on County Highway M to the Research and Development Center District.

The Planning Unit recommends adoption of all of the text amendments.