



Zoning Code Rewrite: Draft Downtown Districts

Presented to the Plan Commission
May 30, 2012



Lake Mendota

Spark St

University Ave

State St

Wisconsin Ave

N Hamilton St

W Washington Ave

E Washington Ave

S Hamilton St

MLK Jr Blvd

King St

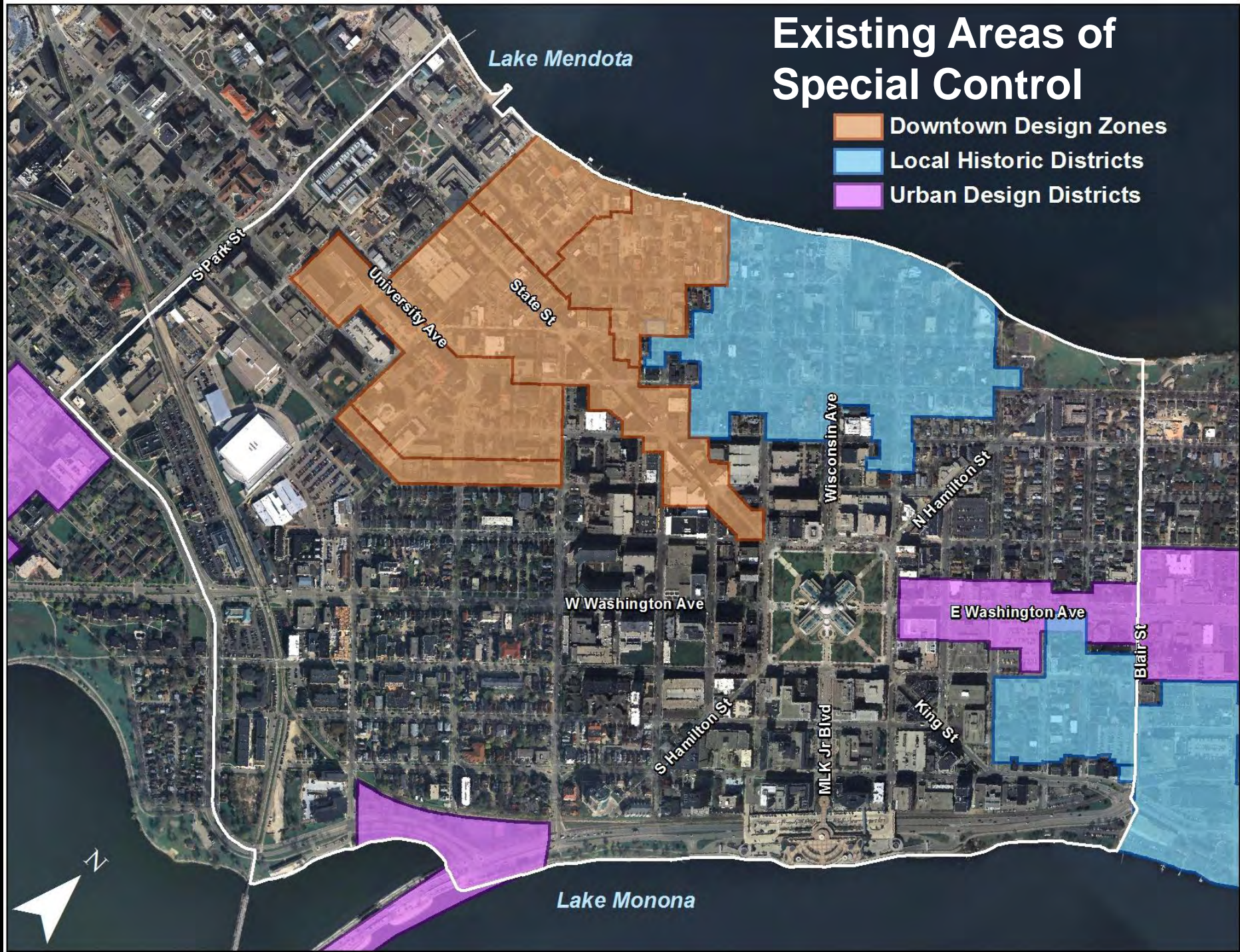
Blair St

Lake Monona

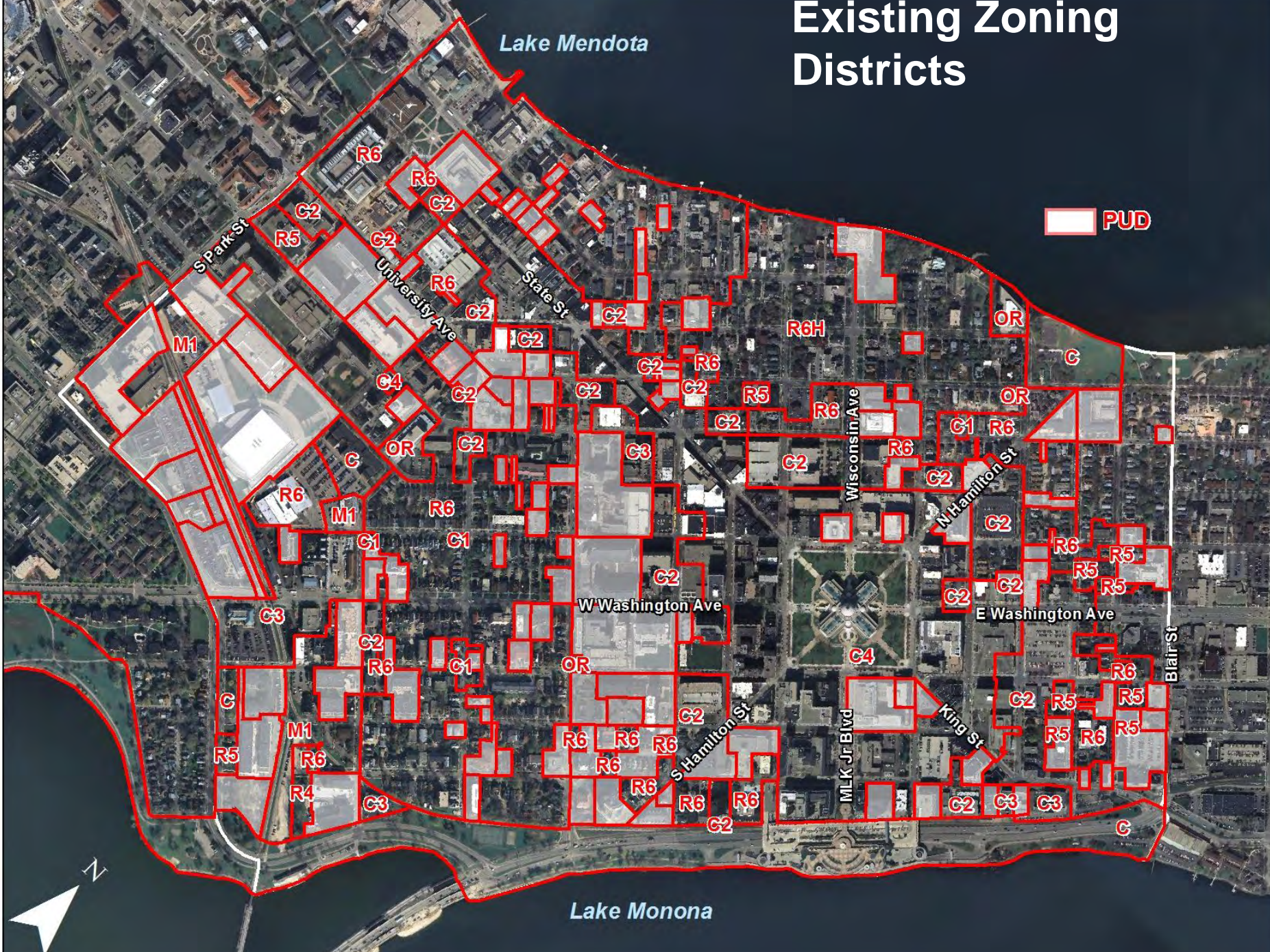
N

Existing Areas of Special Control

-  Downtown Design Zones
-  Local Historic Districts
-  Urban Design Districts



Existing Zoning Districts



PUD

Lake Mendota

Lake Monona

GENERALIZED FUTURE LAND USE

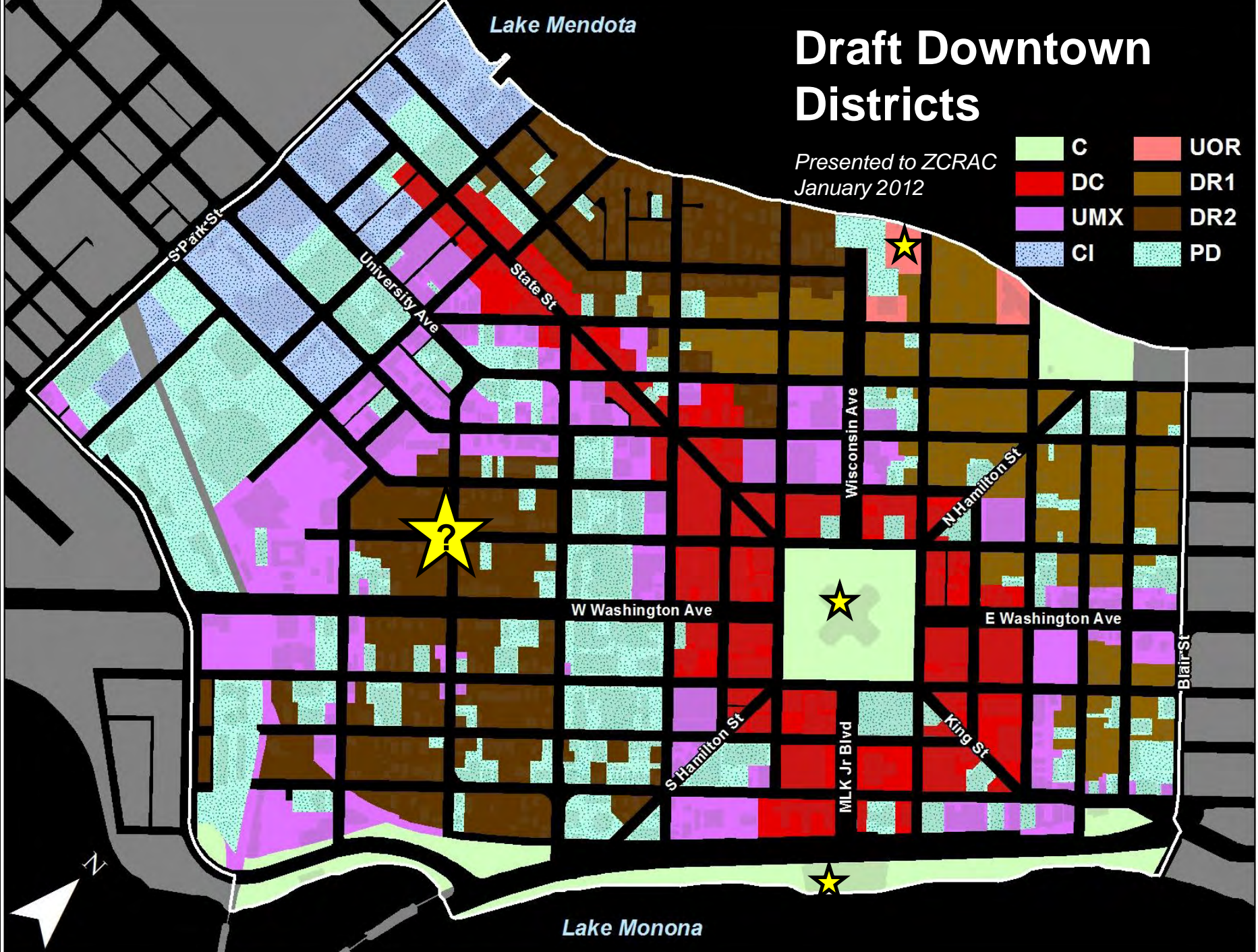


- Downtown Core Mixed-Use
 - Downtown Mixed-Use
 - Community Mixed-Use
 - Predominant Employment
 - Predominant Residential*
 - Campus
 - Park and Open Space
 - Neighborhood Mixed-Use Node within Mid-Scale Residential District
- * Note: Scale and density of residential uses defined by height recommendations and detailed recommendations for neighborhoods and districts

Draft Downtown Districts

Presented to ZCRAC
January 2012

- | | | | |
|---|-----|---|-----|
|  | C |  | UOR |
|  | DC |  | DR1 |
|  | UMX |  | DR2 |
|  | CI |  | PD |

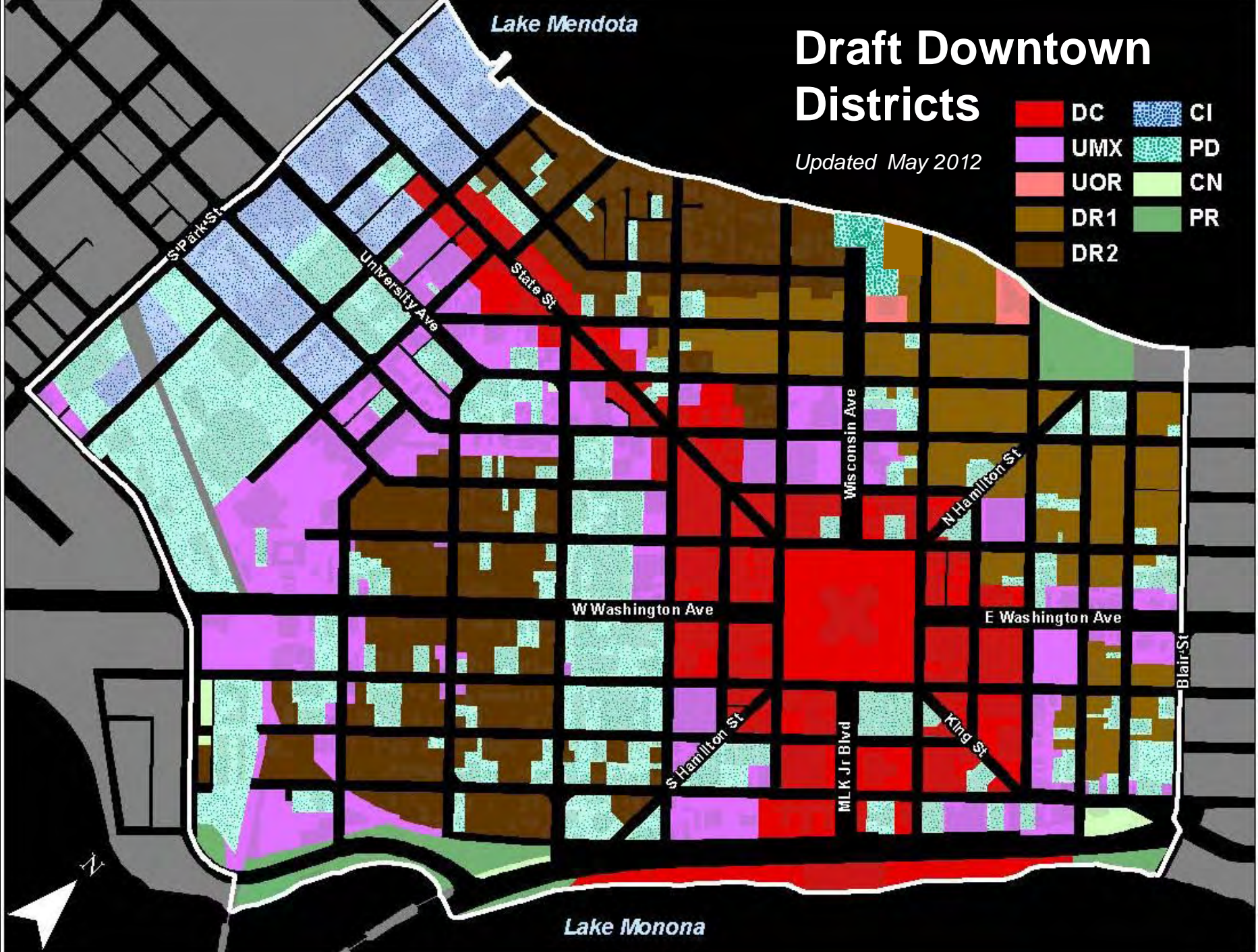


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Draft Downtown Districts

Updated May 2012

- DC
- UMX
- UOR
- DR1
- DR2
- CI
- PD
- CN
- PR



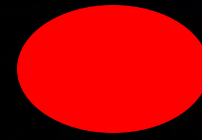
Lake Monona

Main Differences Between Existing and New Code – Downtown Area

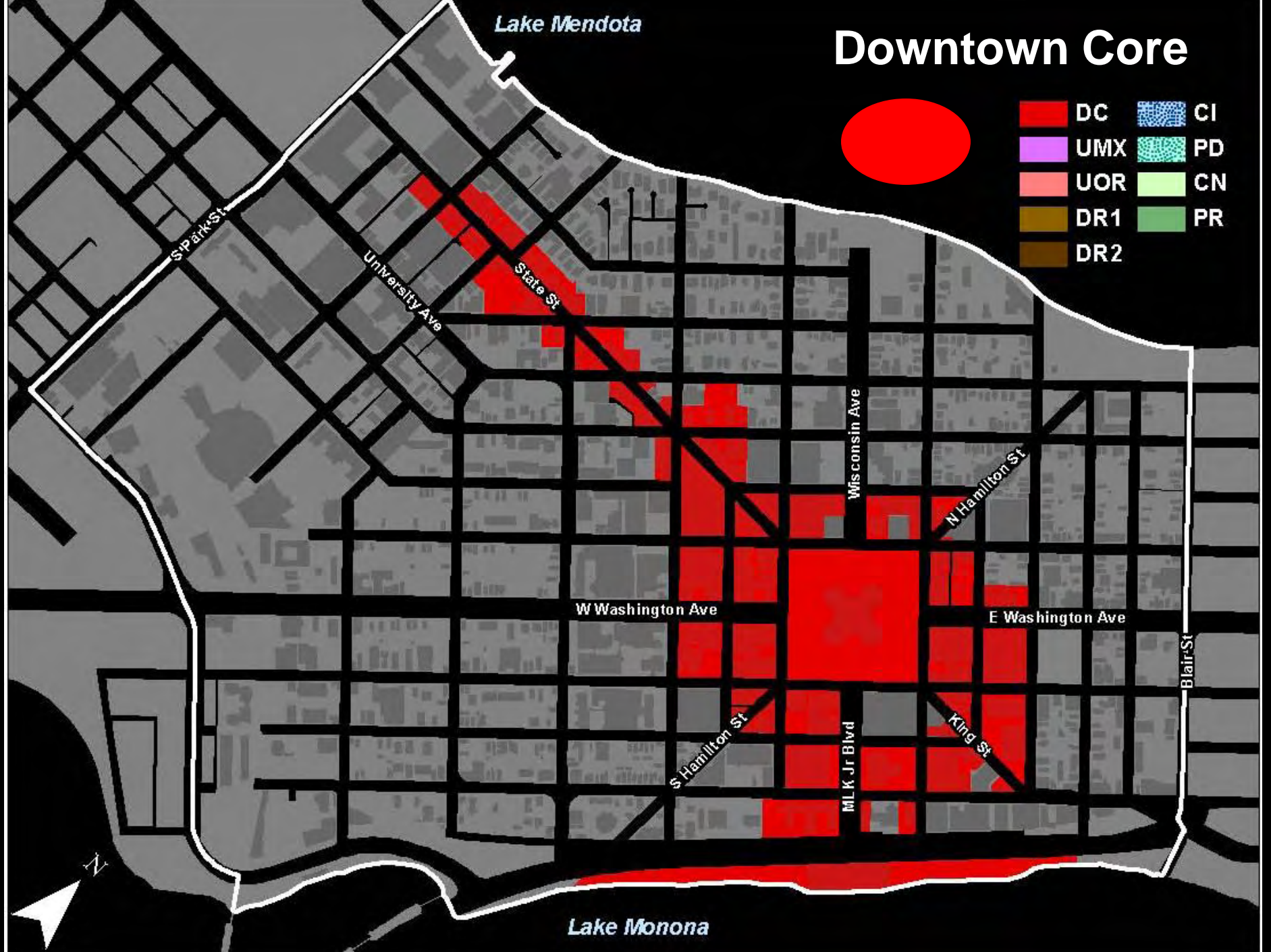
- New design review process
- More flexible residential bulk standards
- Height parameters separate from base districts



Downtown Core

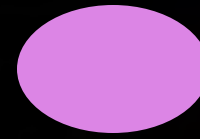


- | | |
|---|--|
|  DC |  CI |
|  UMX |  PD |
|  UOR |  CN |
|  DR1 |  PR |
|  DR2 | |



Lake Mendota

Urban Mixed Use



- | | |
|---|--|
|  DC |  CI |
|  UMX |  PD |
|  UOR |  CN |
|  DR1 |  PR |
|  DR2 | |

SPARK ST

UNIVERSITY AVE

STATE ST

WISCONSIN AVE

N HAMILTON ST

W WASHINGTON AVE

E WASHINGTON AVE

BLAIR ST

S HAMILTON ST

MLK JR BLVD

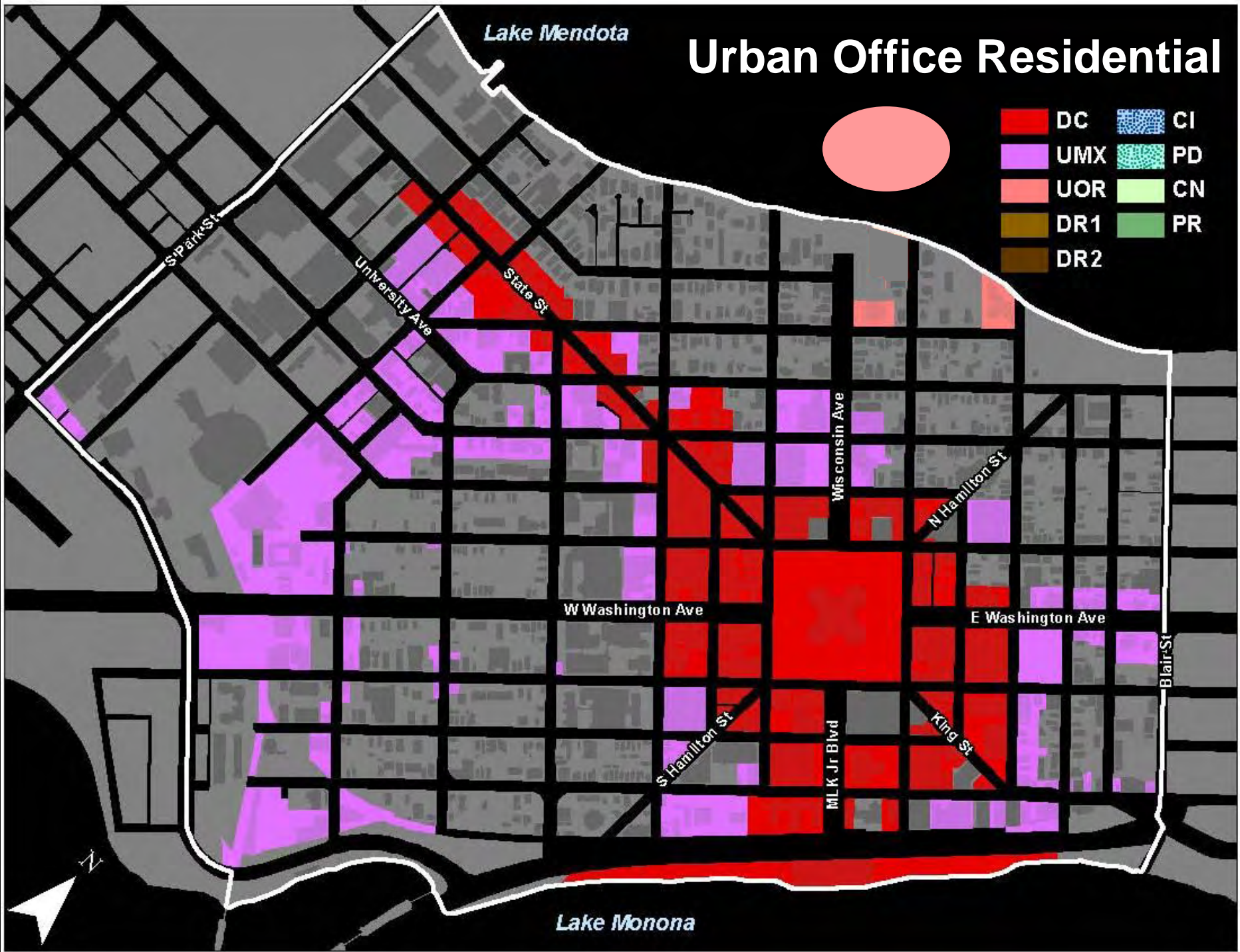
KING ST

Lake Monona



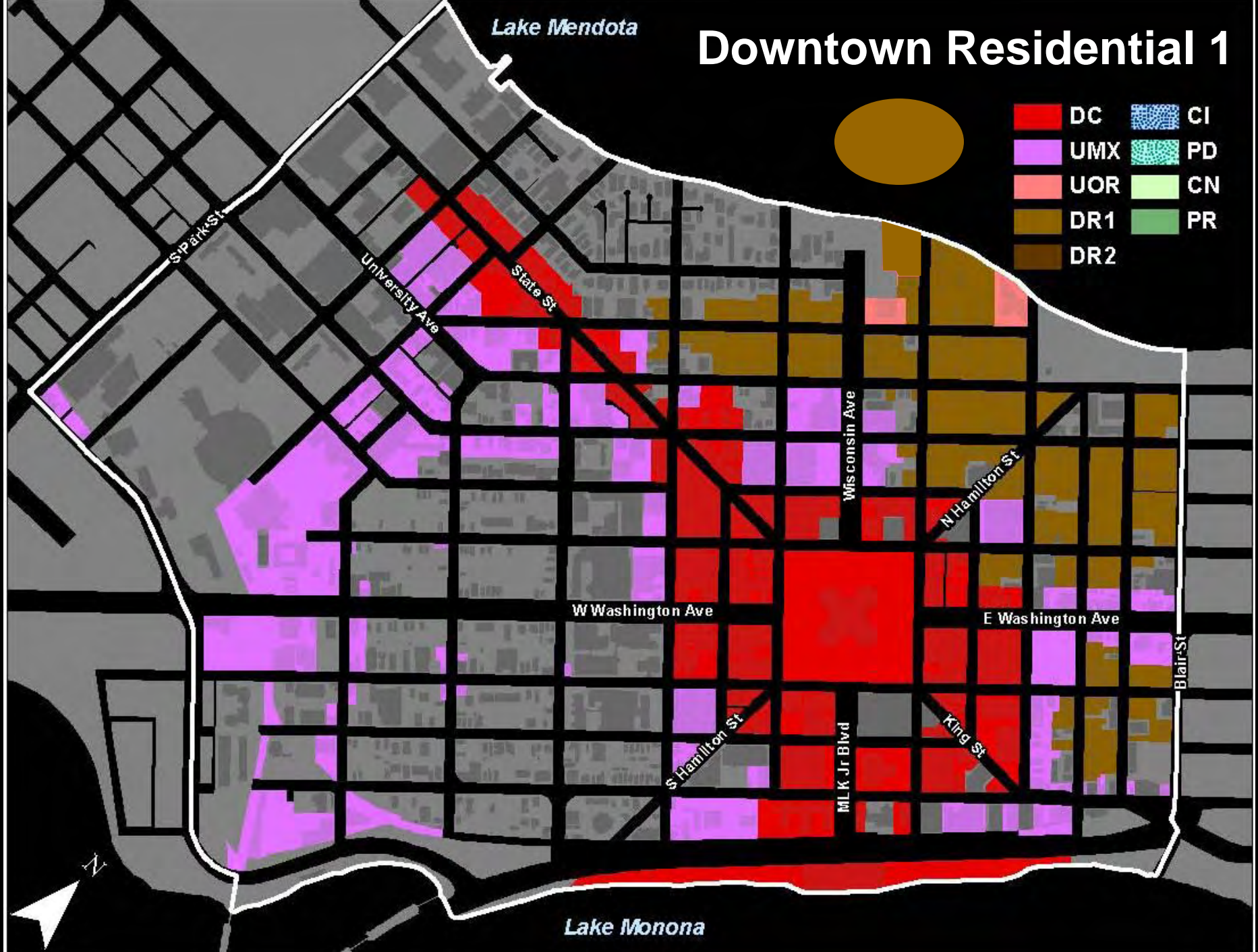
Urban Office Residential

- | | | | |
|---|-----|---|----|
|  | DC |  | CI |
|  | UMX |  | PD |
|  | UOR |  | CN |
|  | DR1 |  | PR |
|  | DR2 | | |



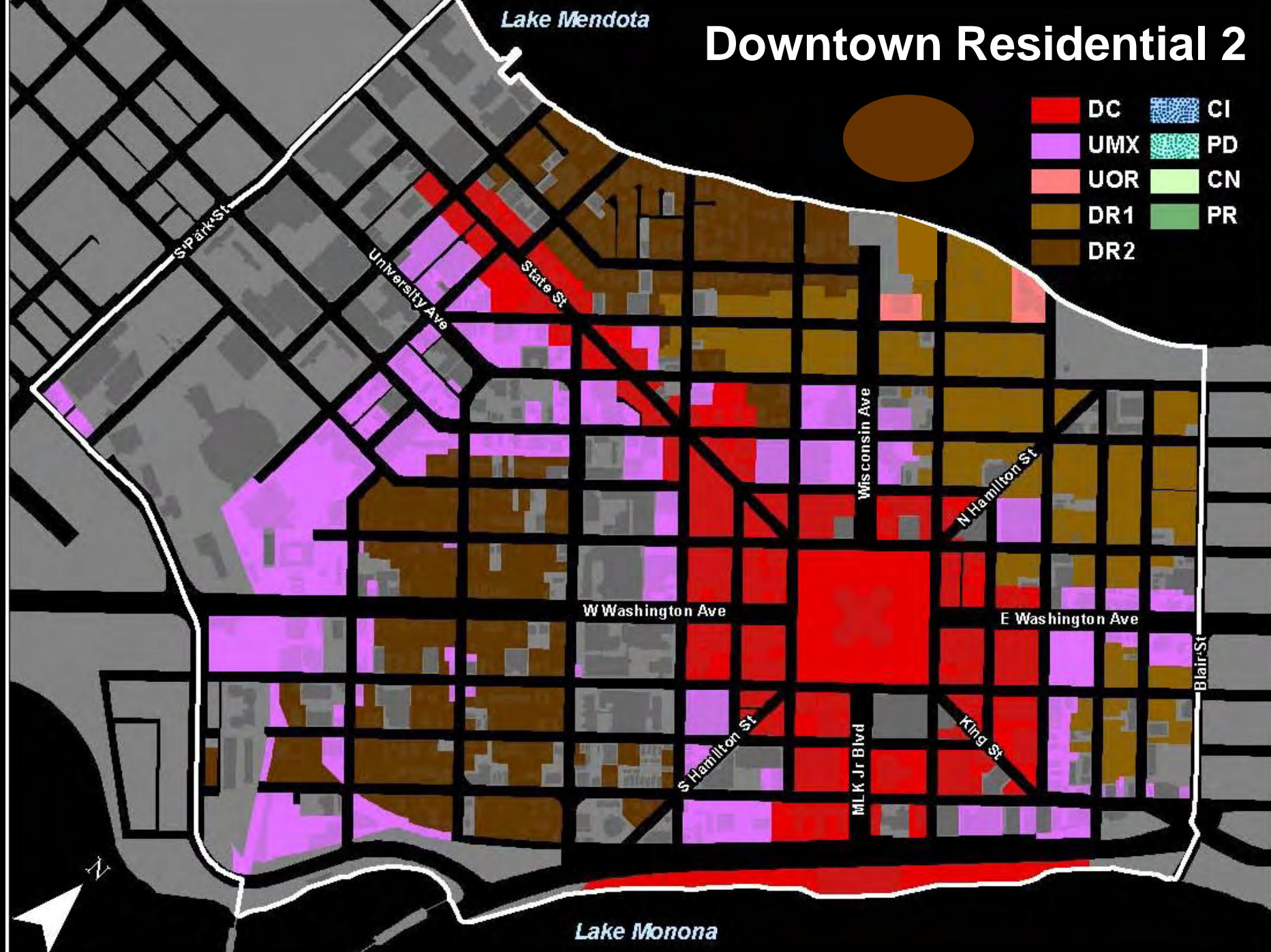
Downtown Residential 1

- | | |
|---|--|
|  DC |  CI |
|  UMX |  PD |
|  UOR |  CN |
|  DR1 |  PR |
|  DR2 | |

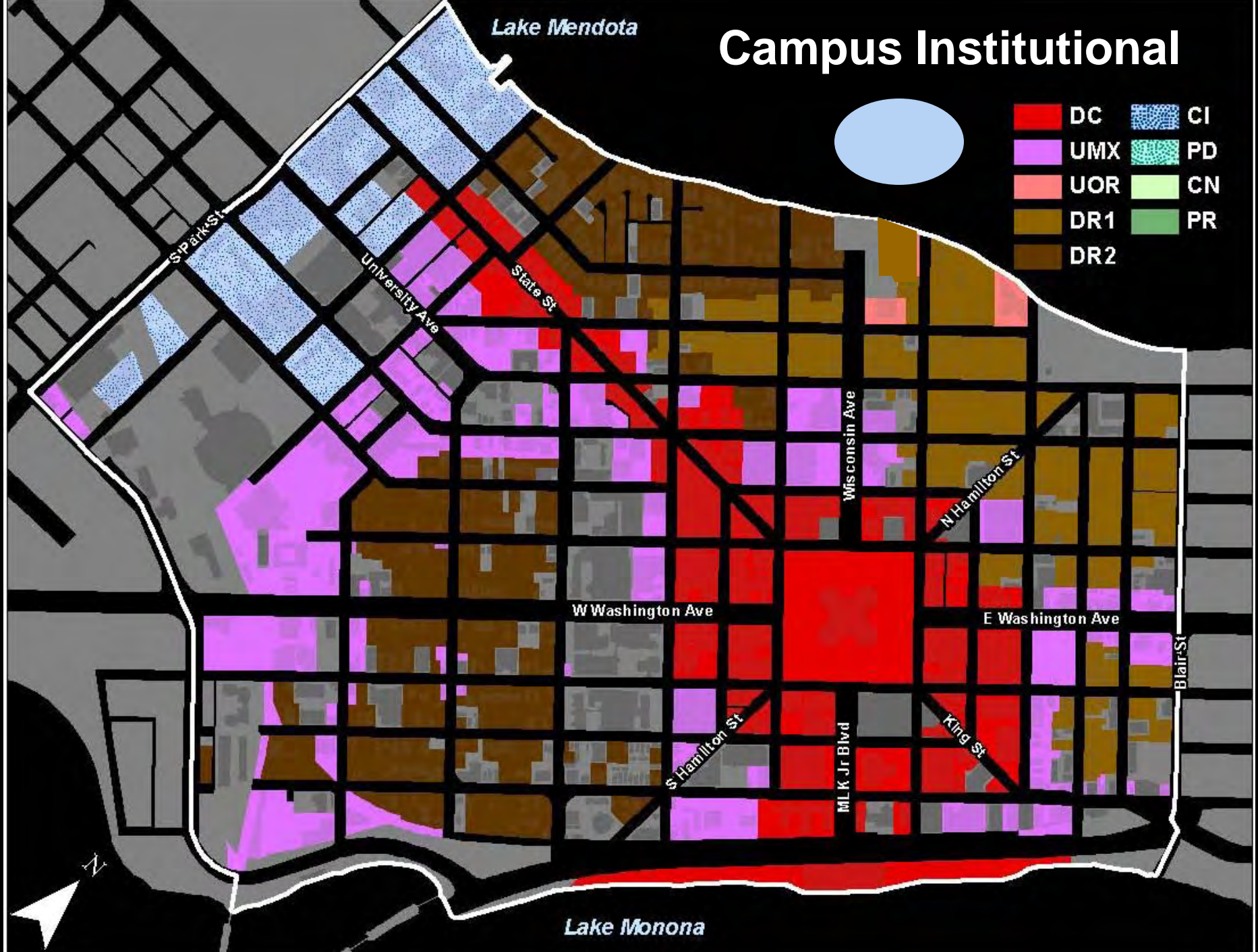


Downtown Residential 2

- | | | | |
|---|-----|---|----|
|  | DC |  | CI |
|  | UMX |  | PD |
|  | UOR |  | CN |
|  | DR1 |  | PR |
|  | DR2 | | |

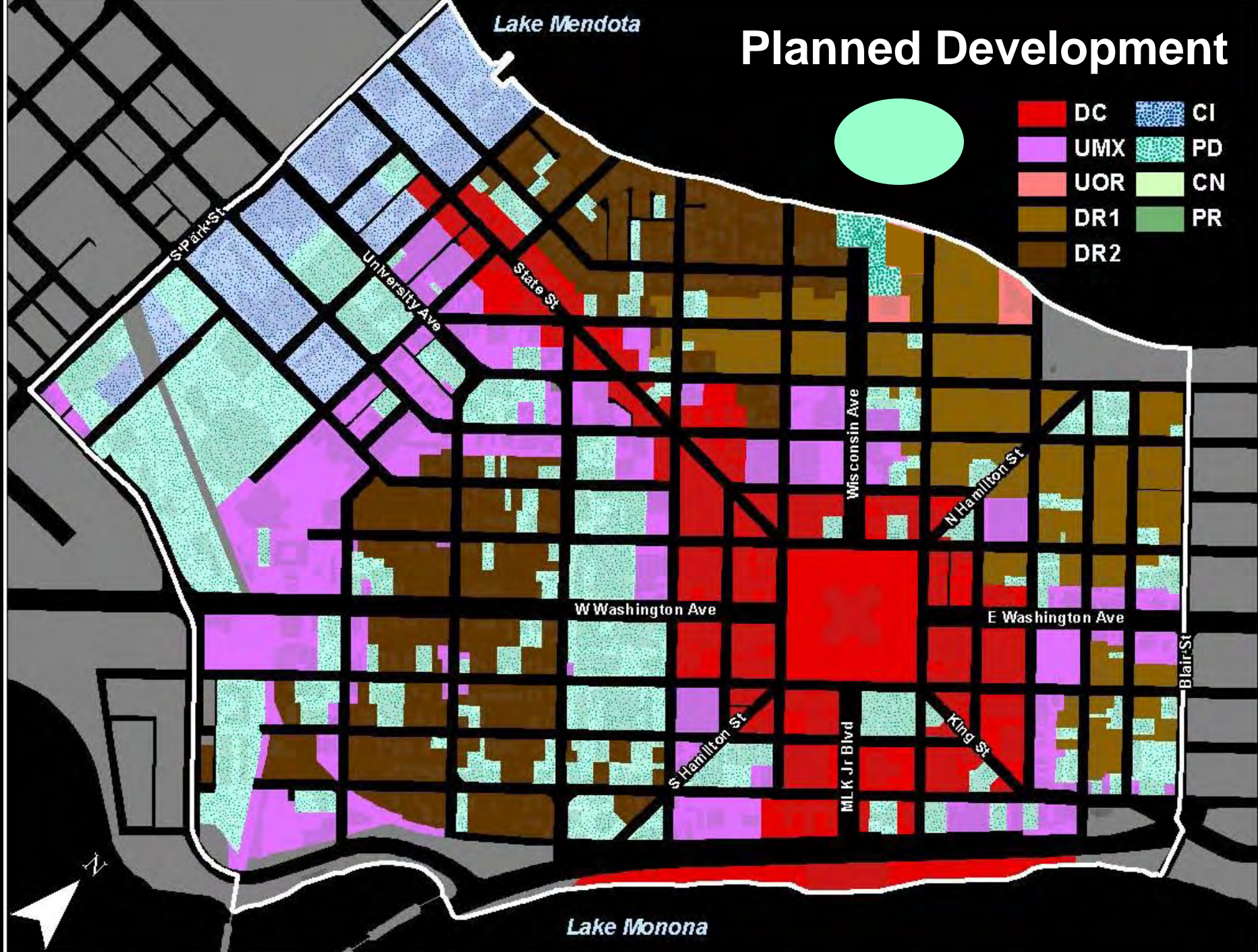


Campus Institutional



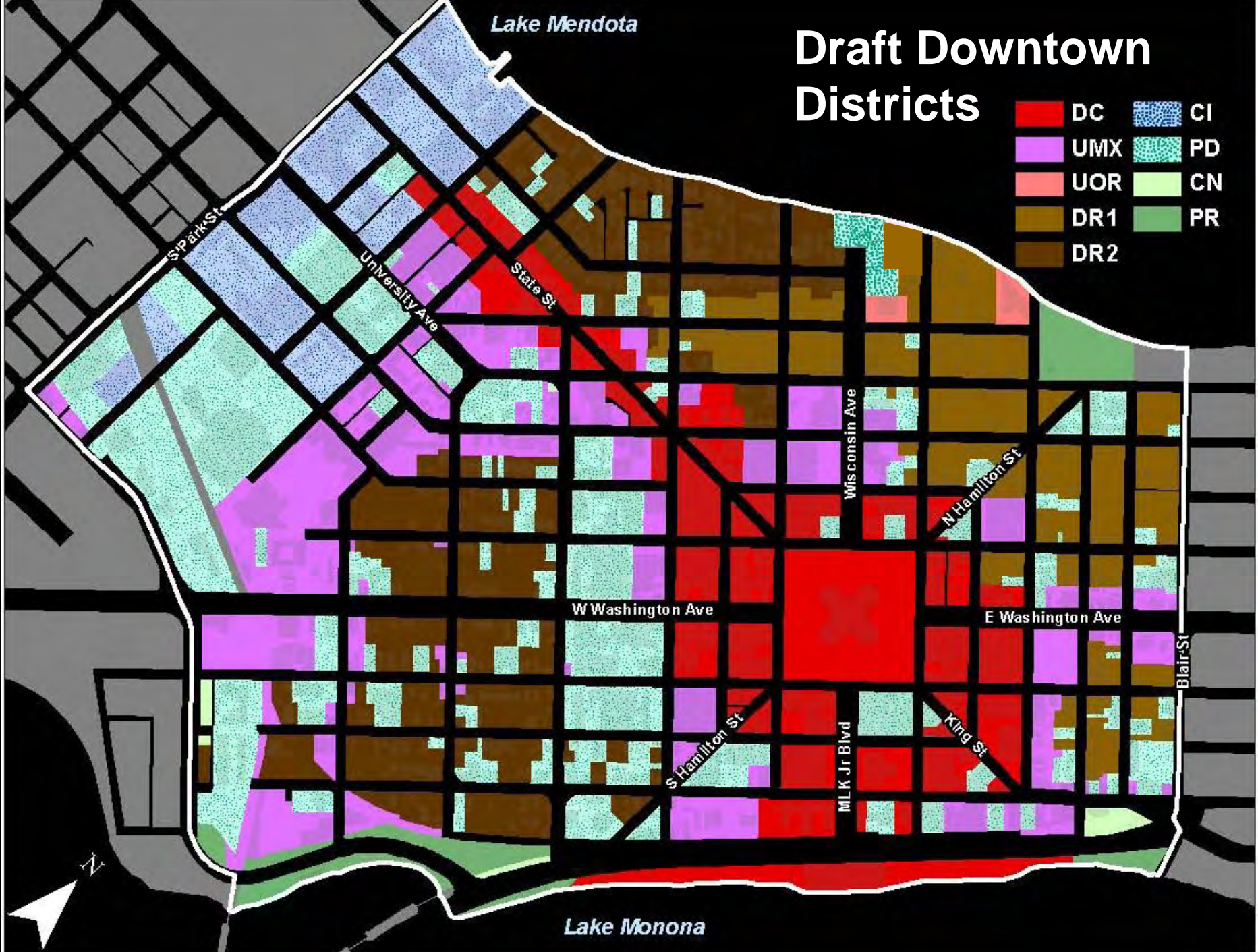
Planned Development

- | | | | |
|---|-----|---|----|
|  | DC |  | CI |
|  | UMX |  | PD |
|  | UOR |  | CN |
|  | DR1 |  | PR |
|  | DR2 | | |



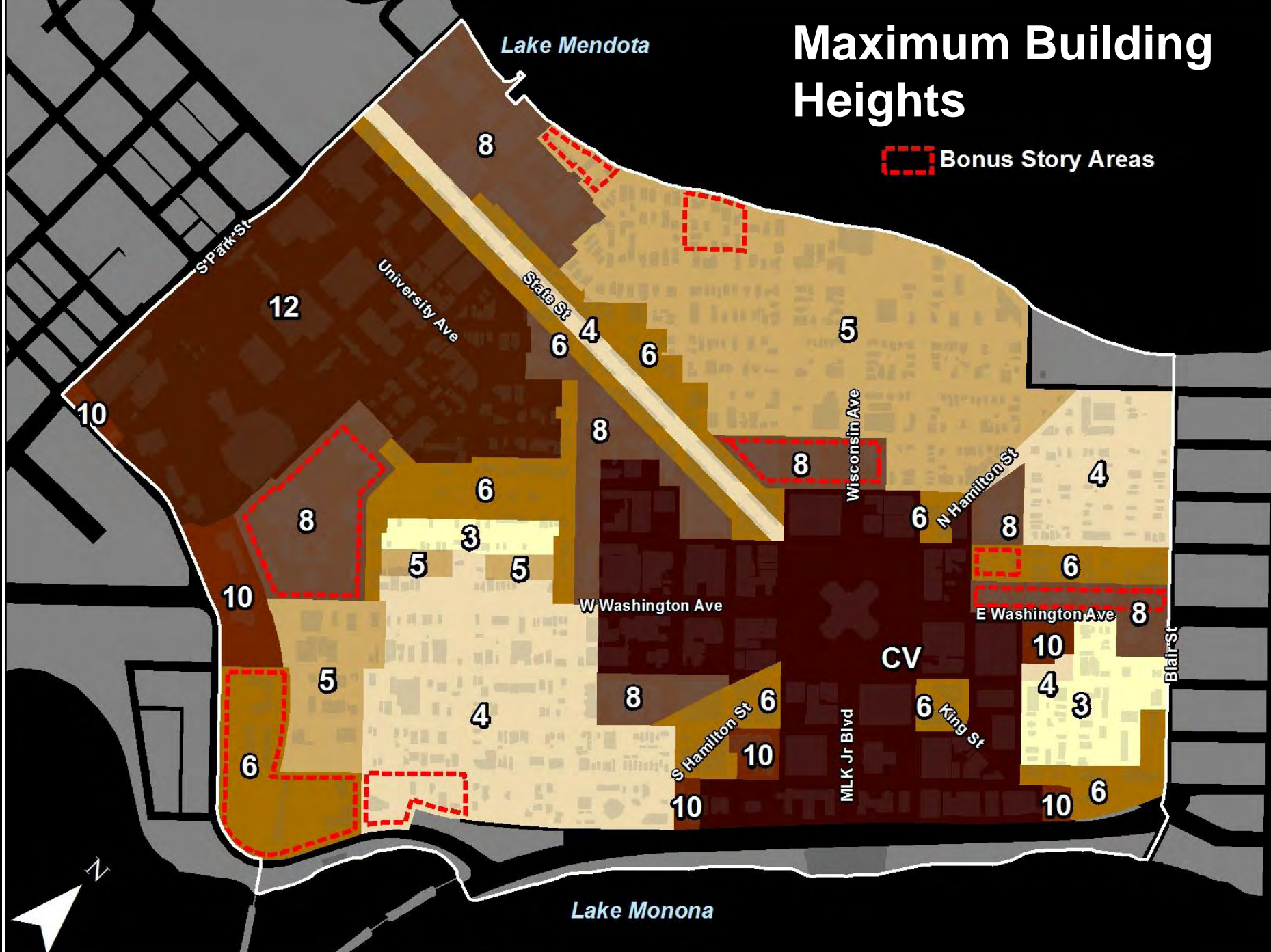
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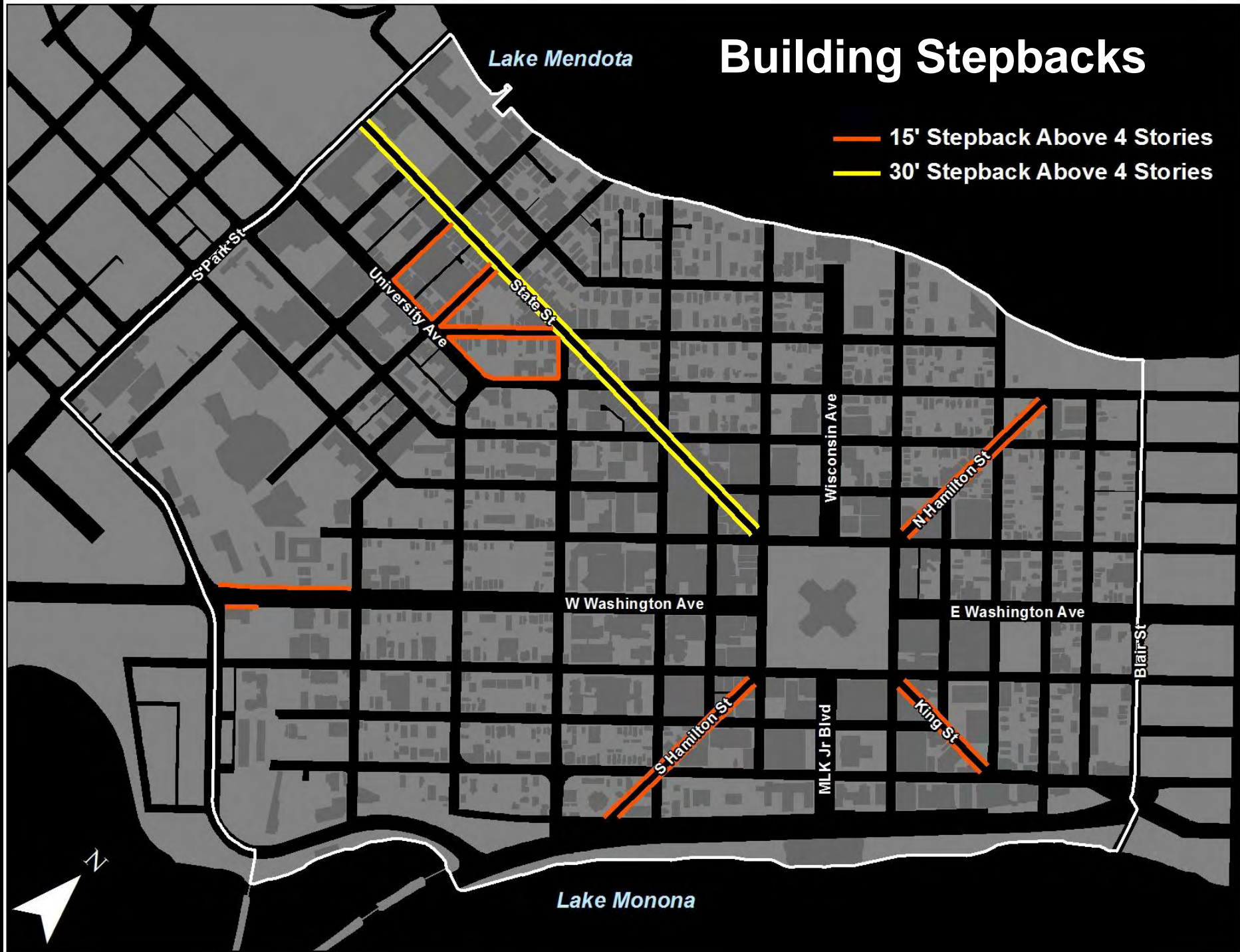
Maximum Building Heights

 Bonus Story Areas



Building Stepbacks

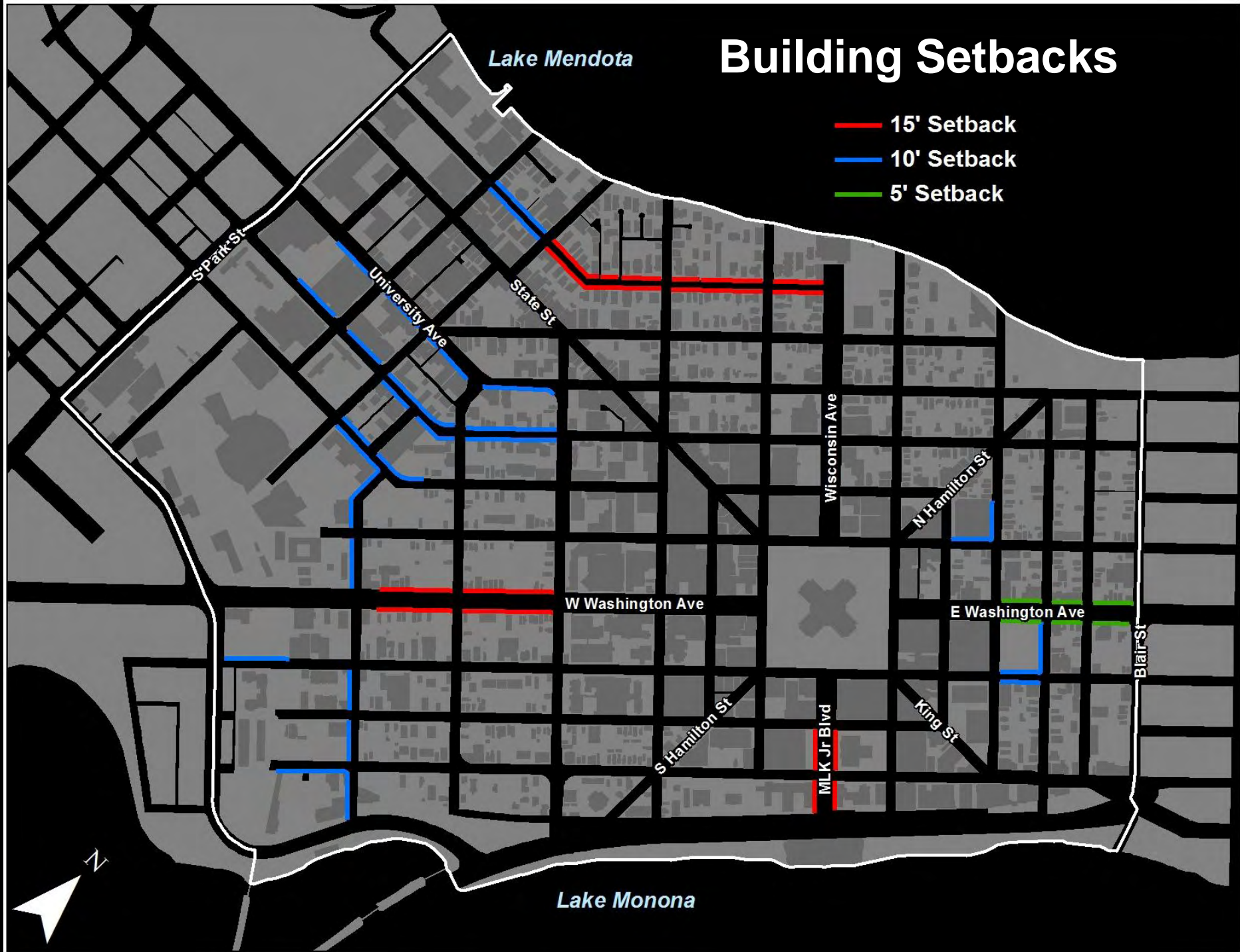
- 15' Stepback Above 4 Stories
- 30' Stepback Above 4 Stories





Building Setbacks

- 15' Setback
- 10' Setback
- 5' Setback



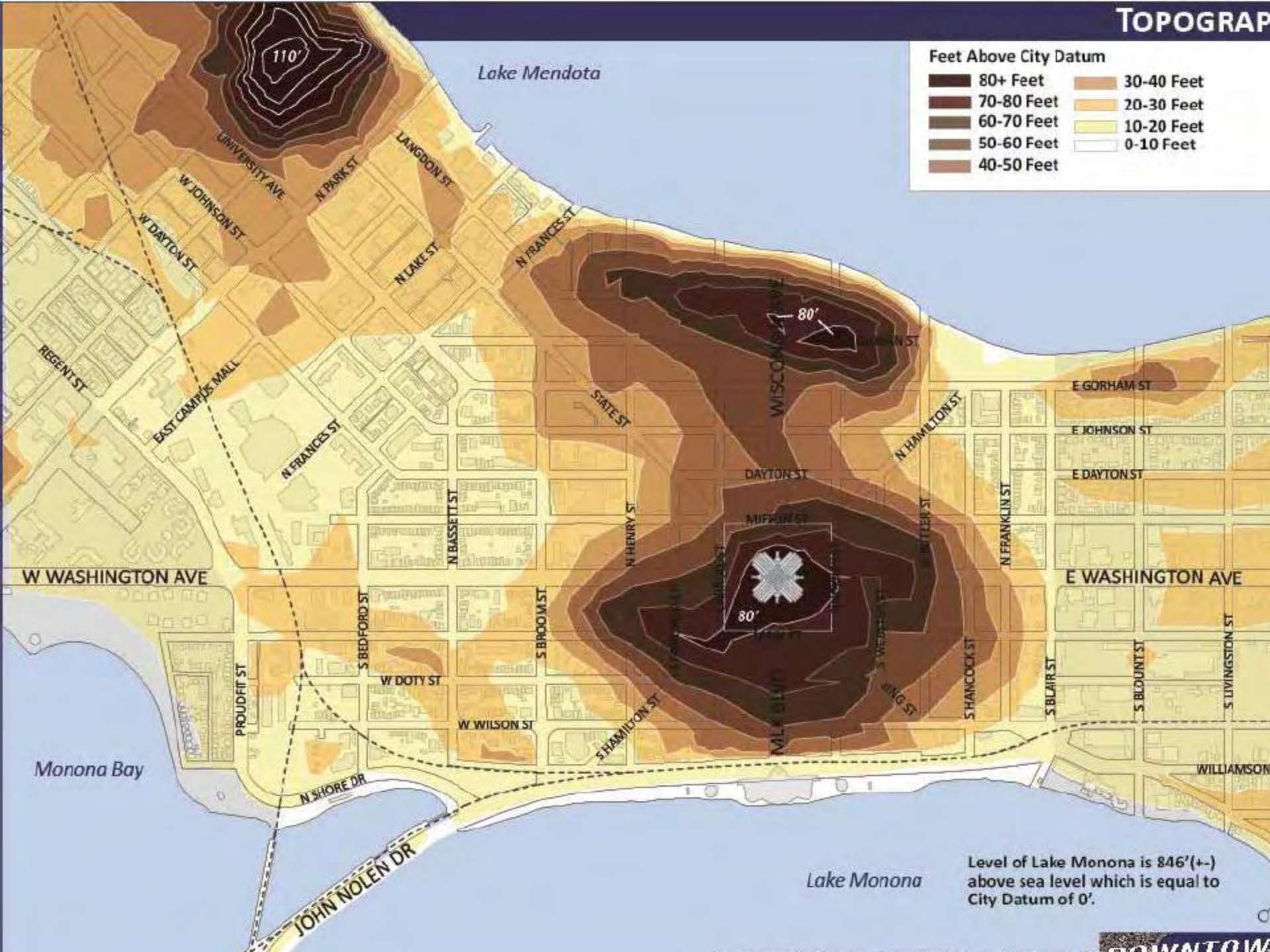
Questions and Discussion



NEIGHBORHOODS & DISTRICTS

Neighborhood/District





Level of Lake Monona is 846'(+/-) above sea level which is equal to City Datum of 0'.

VIEWS AND VISTA

- Vistas
- To Lake
- To Capitol
- Other Views
- Premier Corridor



MAXIMUM BUILDING HEIGHTS

- C - Capitol View Preservation Limit
- 12 Stories
- 10 Stories
- 8 Stories
- 6 Stories
- 5 Stories
- 4 Stories
- 3 Stories
- Height Bonus Areas
- Existing and Proposed Park and Open Space
- 15' Stepback Above 4 Stories



Note: The Edgewater Hotel Development was approved at 9-stories, but this does not mean that 9-story buildings are appropriate throughout the greater area.

Monona Bay

Lake Monona



E. Mifflin St
E. Pinckney St

museum

NO
TURN
ON RED

MON & TUES
9AM - 12PM







NO PARKING
ON
FRIDAYS

5 27 47
82

2 HOUR
PARKING

2 HOUR
PARKING

J24-SPV

**15 Foot
Minimum Setback**

Langdon Street (200 Block)

