



Zoning Code Rewrite: Draft Zoning Map

Presented to the Plan Commission
February 14, 2012

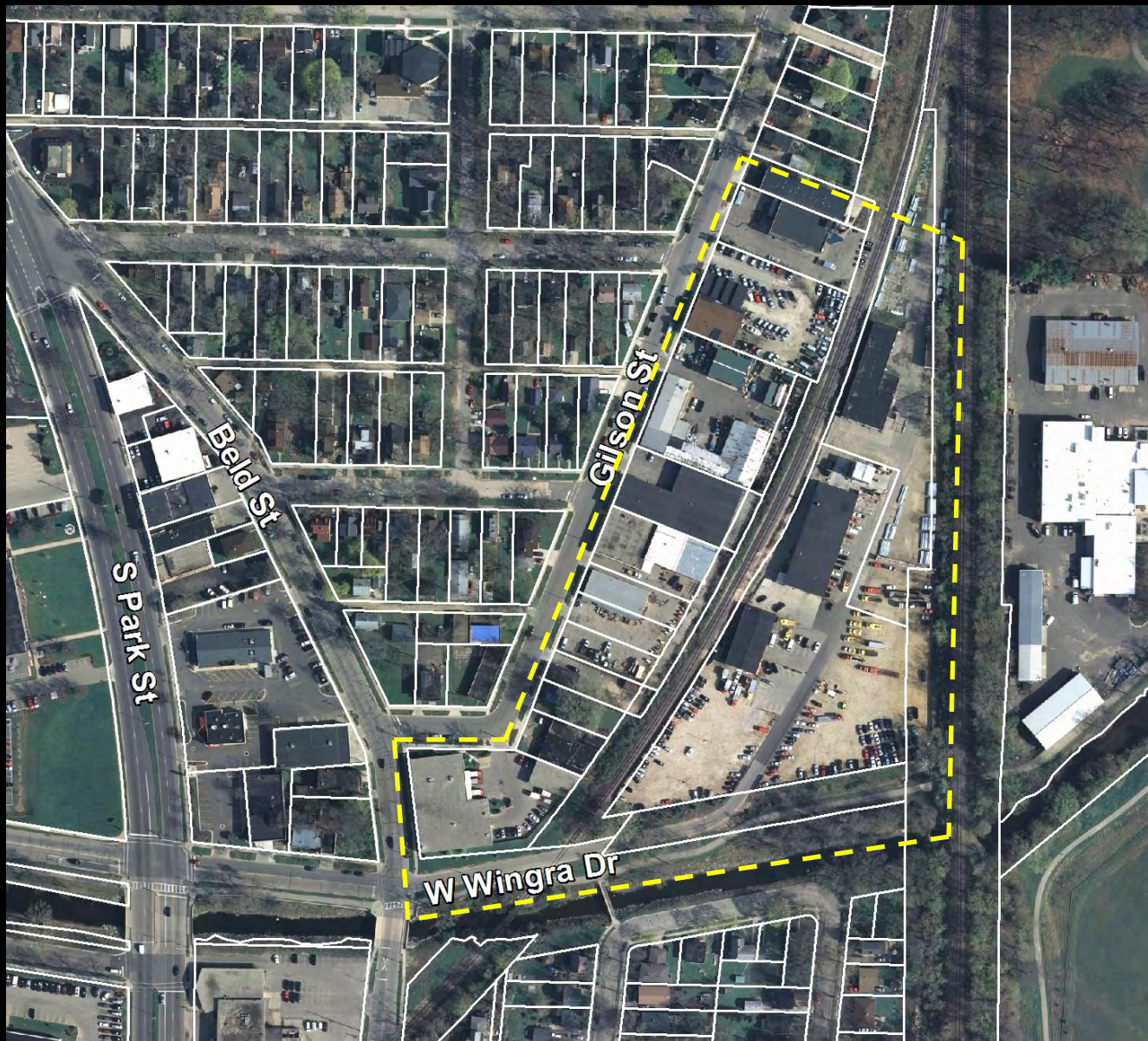


Issue Summary

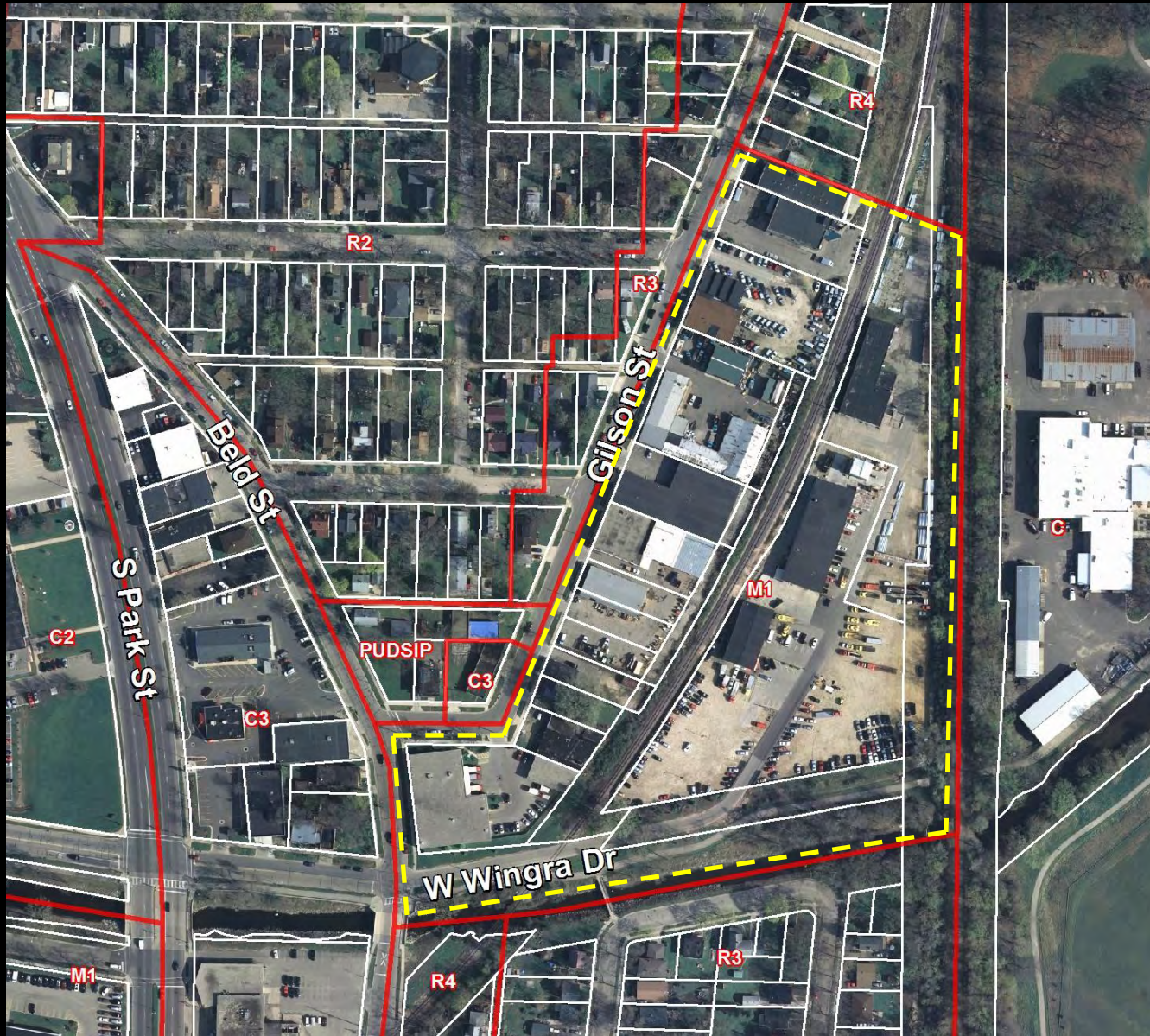
- “Transformational Zoning”
- Mapping of TR-C2, TR-C3, & TR-C4 Districts
- R4 Zoning and the Family Definition
- Cooperative Housing in District 6

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February 14, 2012

Gilson Street Example

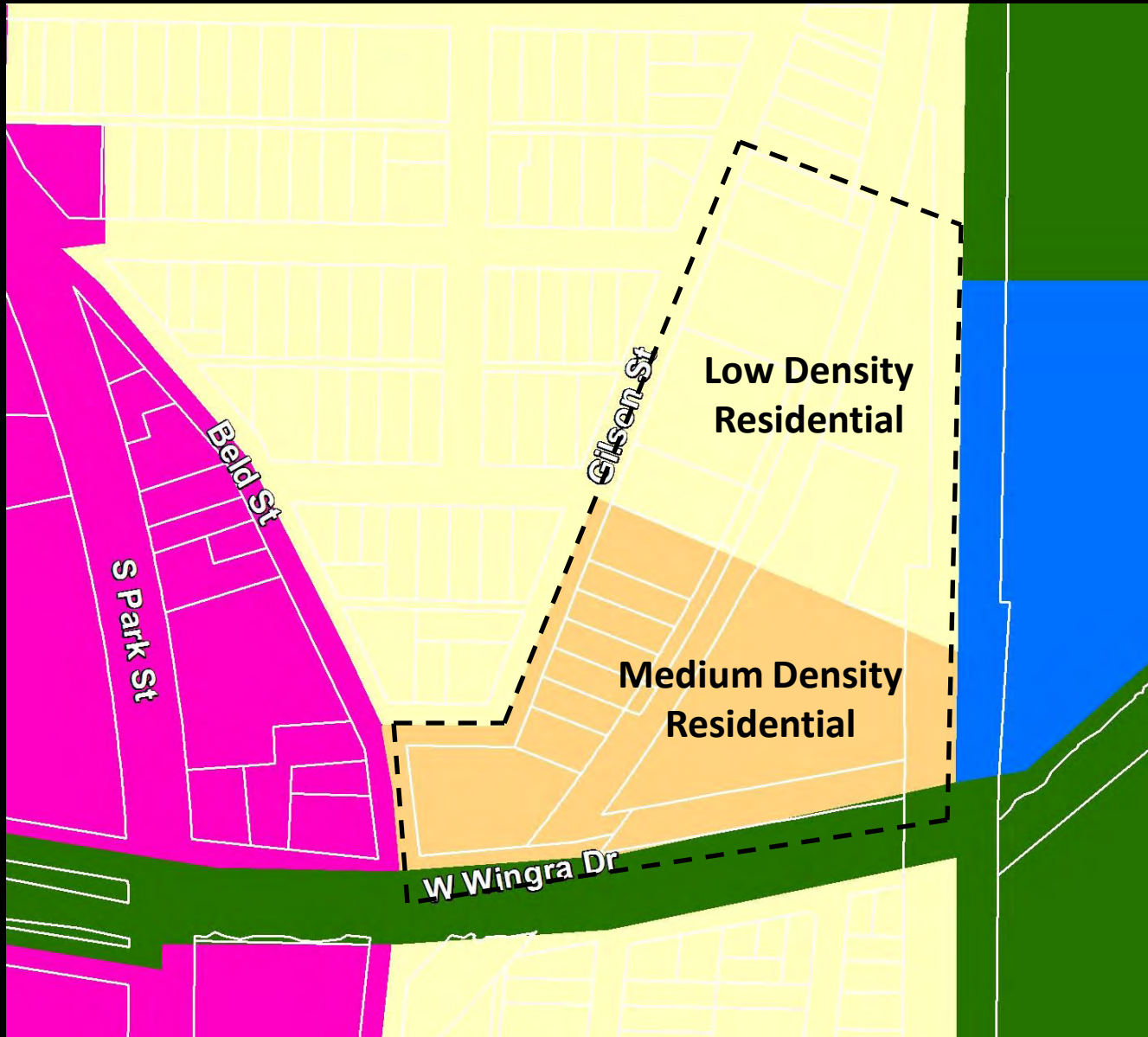


Current Zoning





Comprehensive Plan



South Madison Neighborhood Plan: Recommends 10-20 year Transition to Residential Use

Prepared by South Madison Neighborhood Steering Committee and
Department of Planning and Development

South Madison Neighborhood Plan

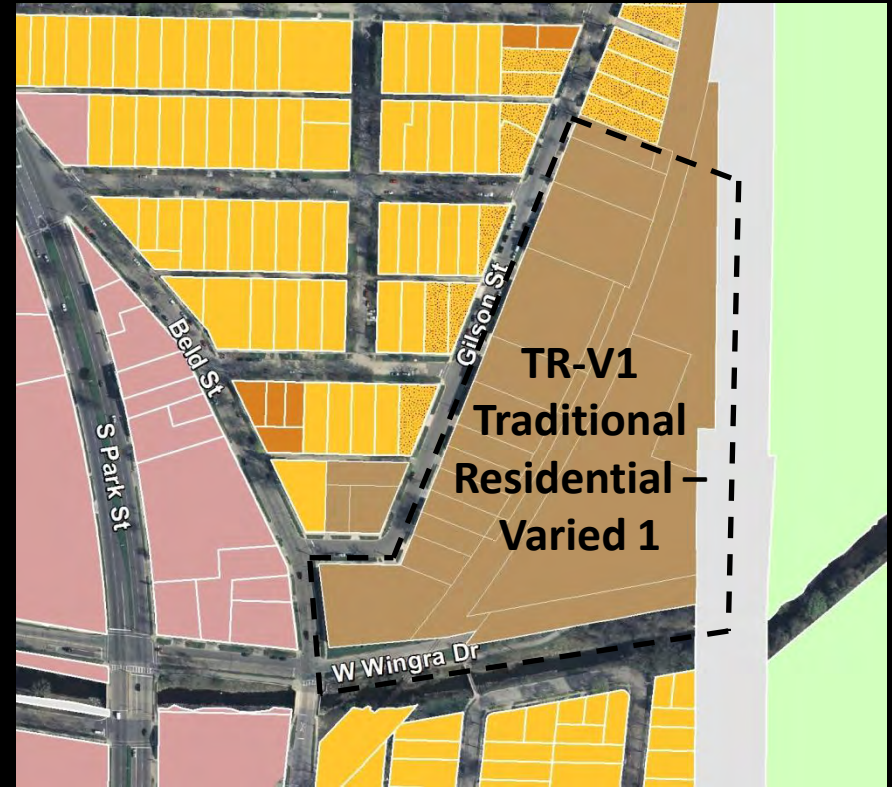


January 2005

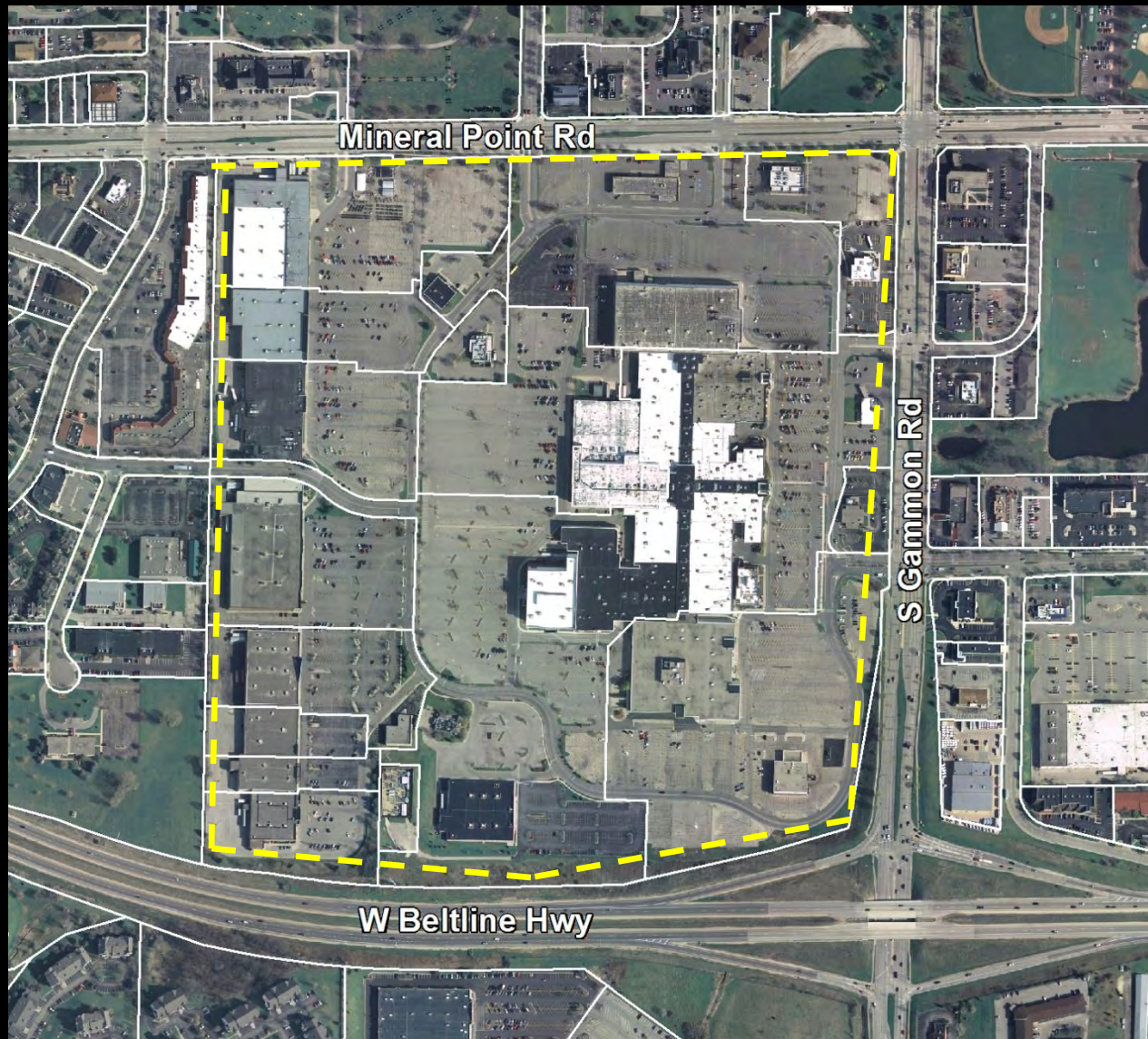


“Transformational Zoning” Alternative

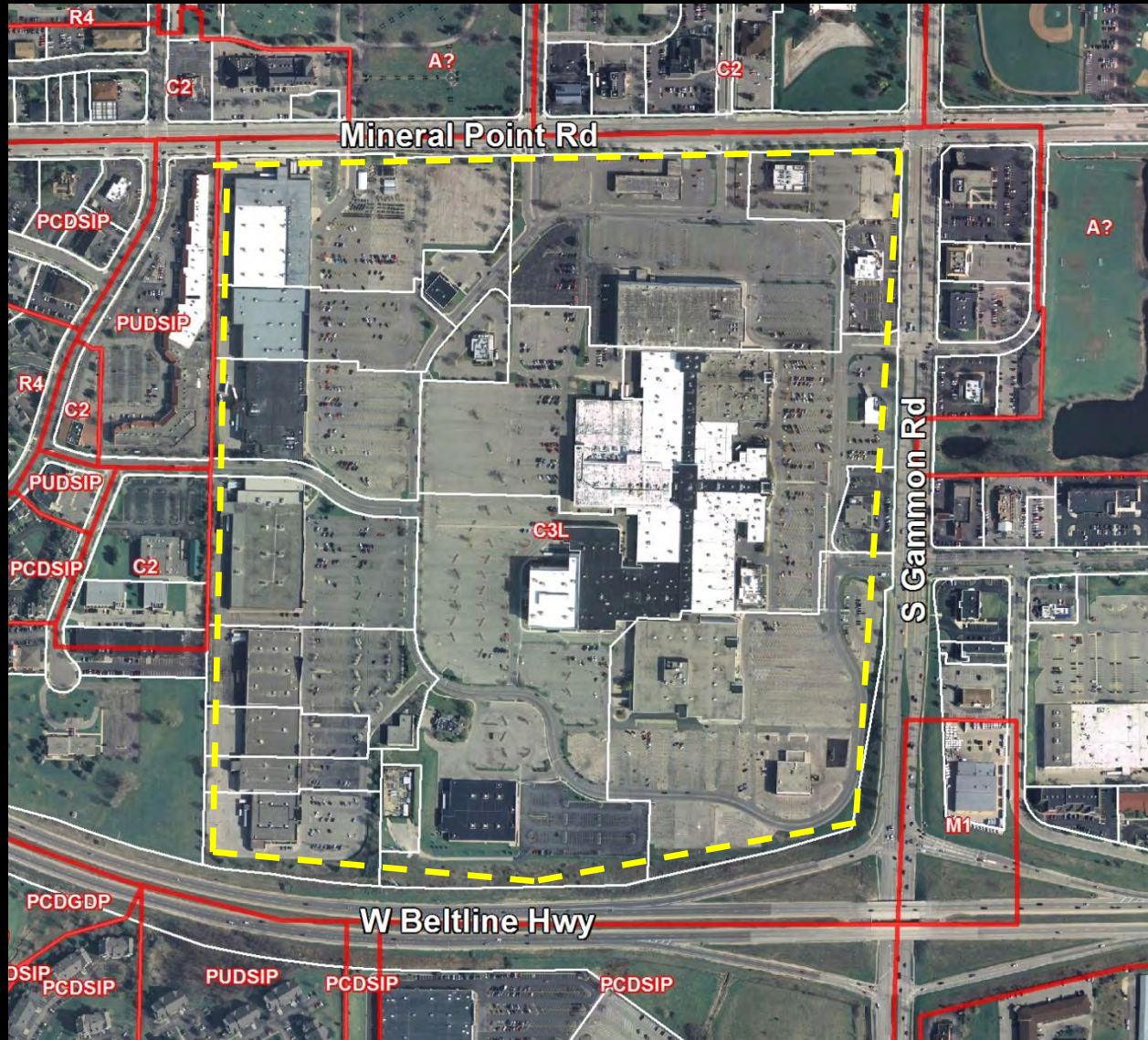
Proposed Zoning



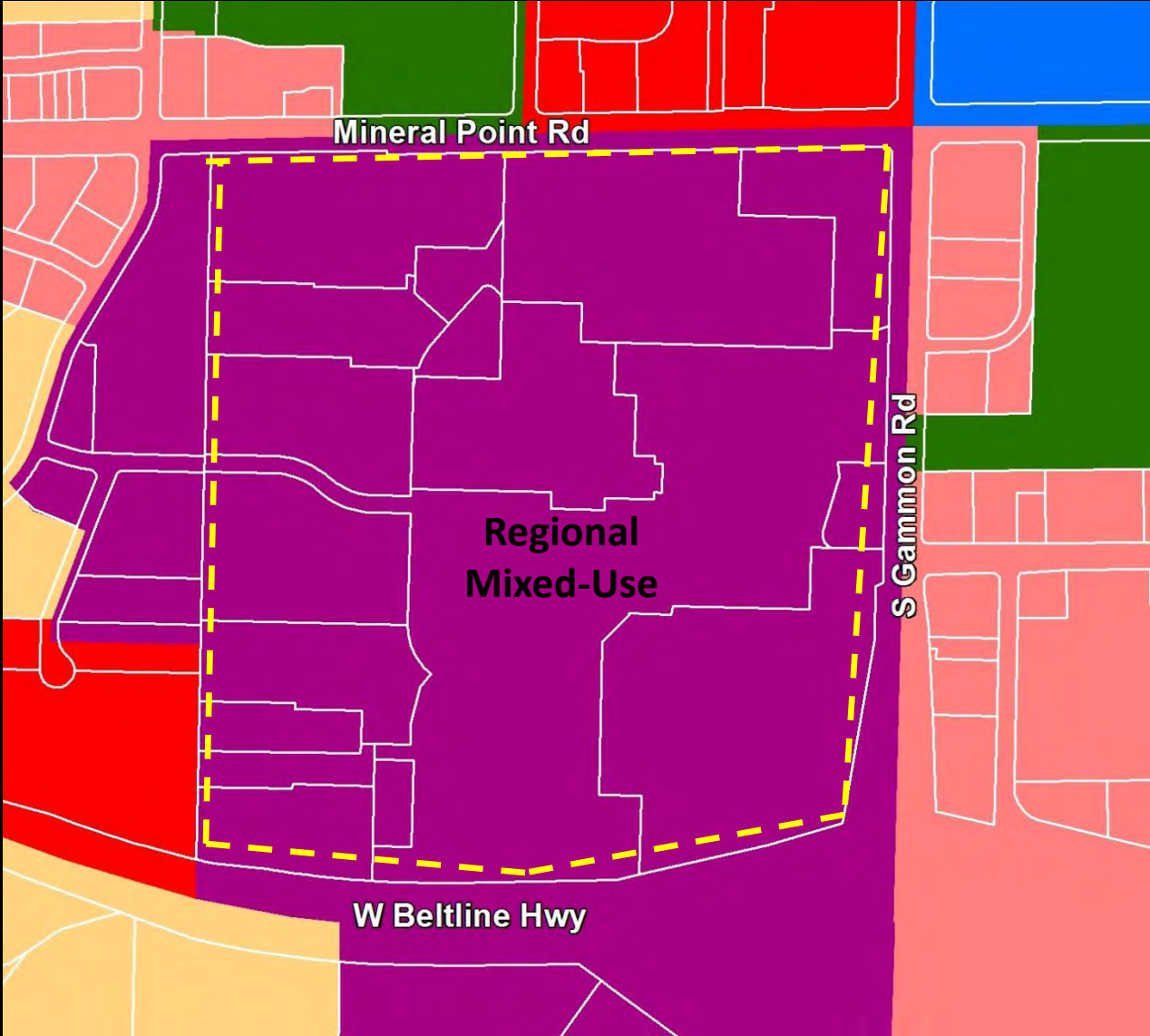
West Towne Mall Example



Current Zoning

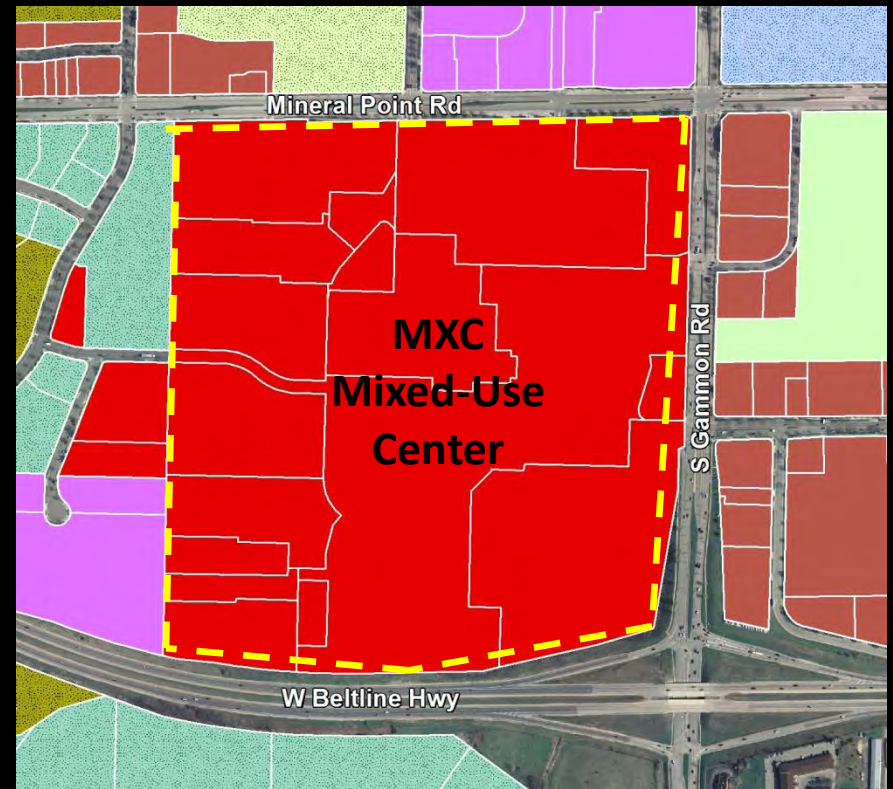
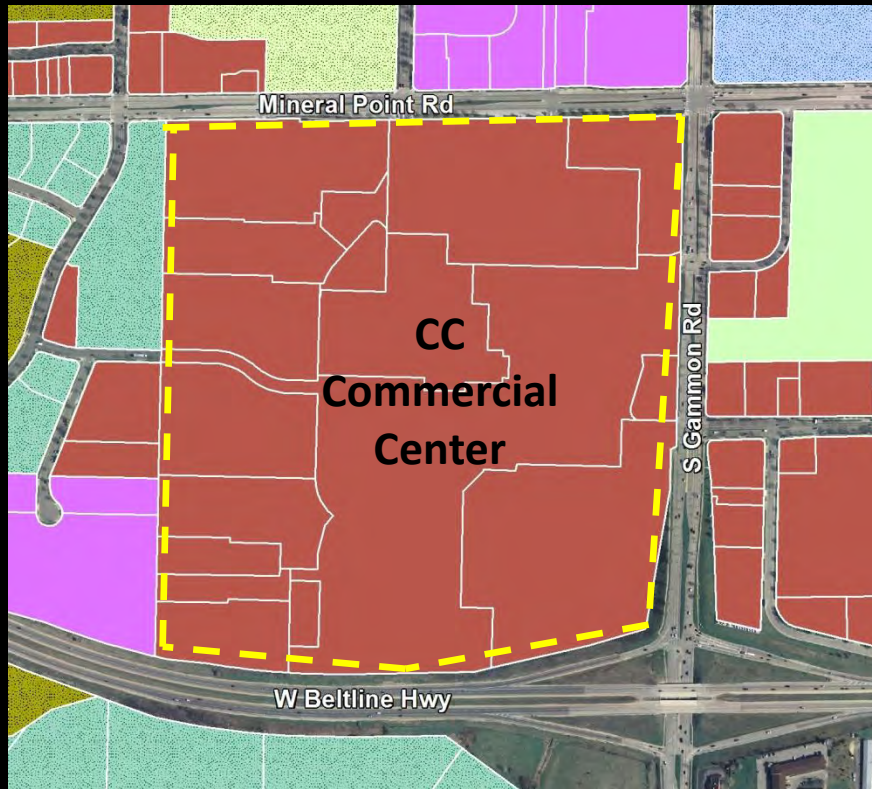


Comprehensive Plan

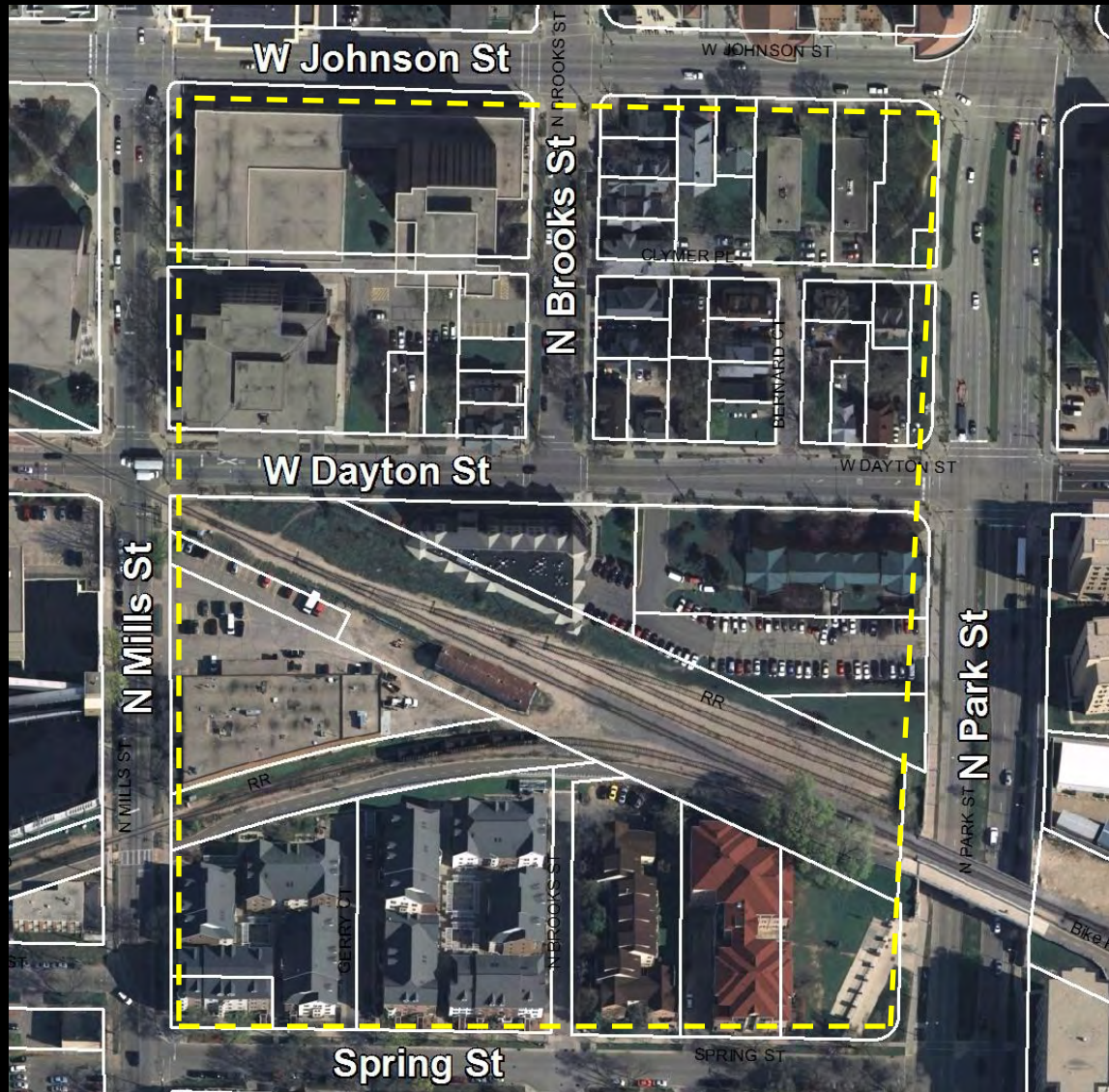


“Transformational Zoning” Alternative

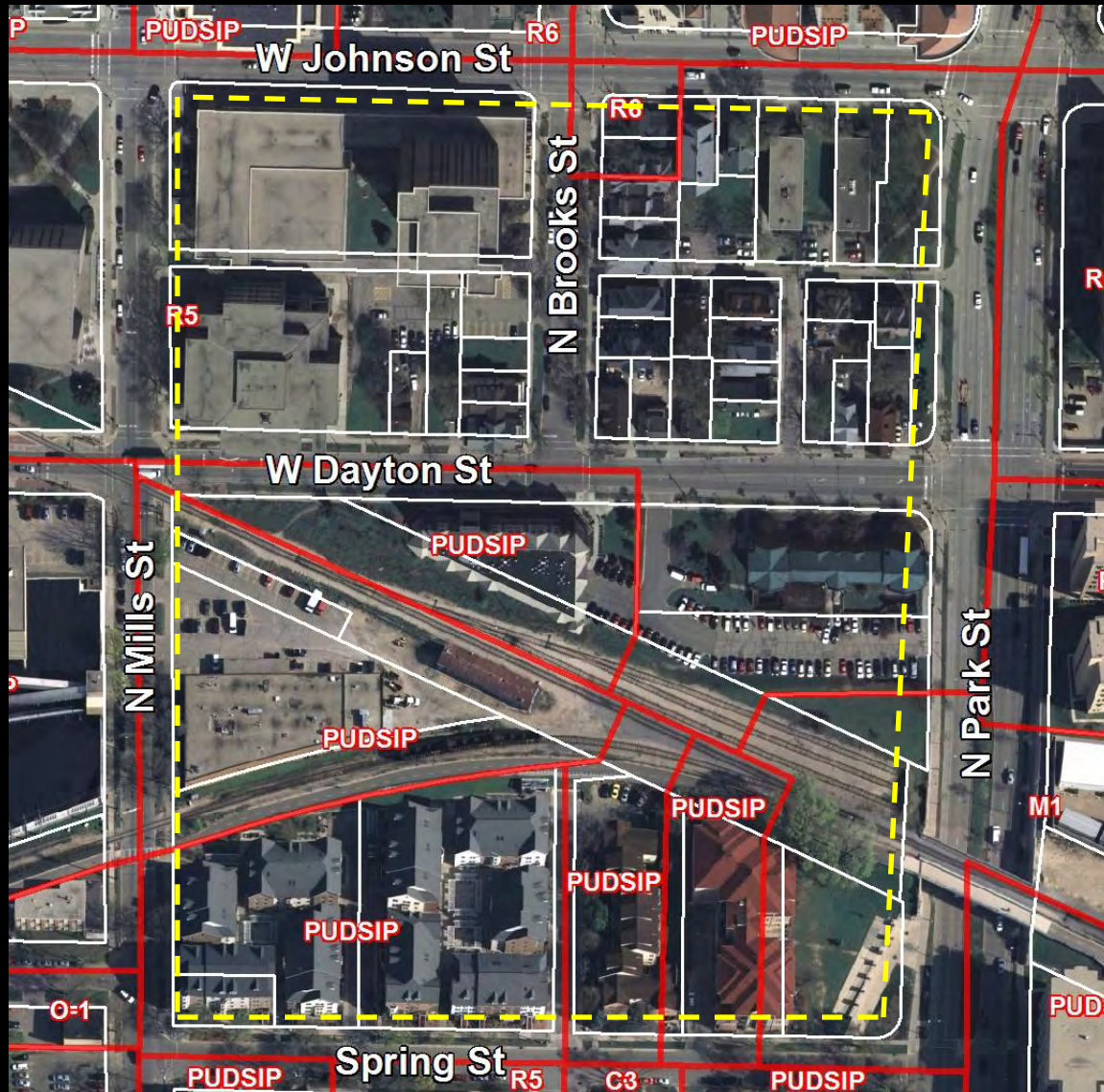
Proposed Zoning



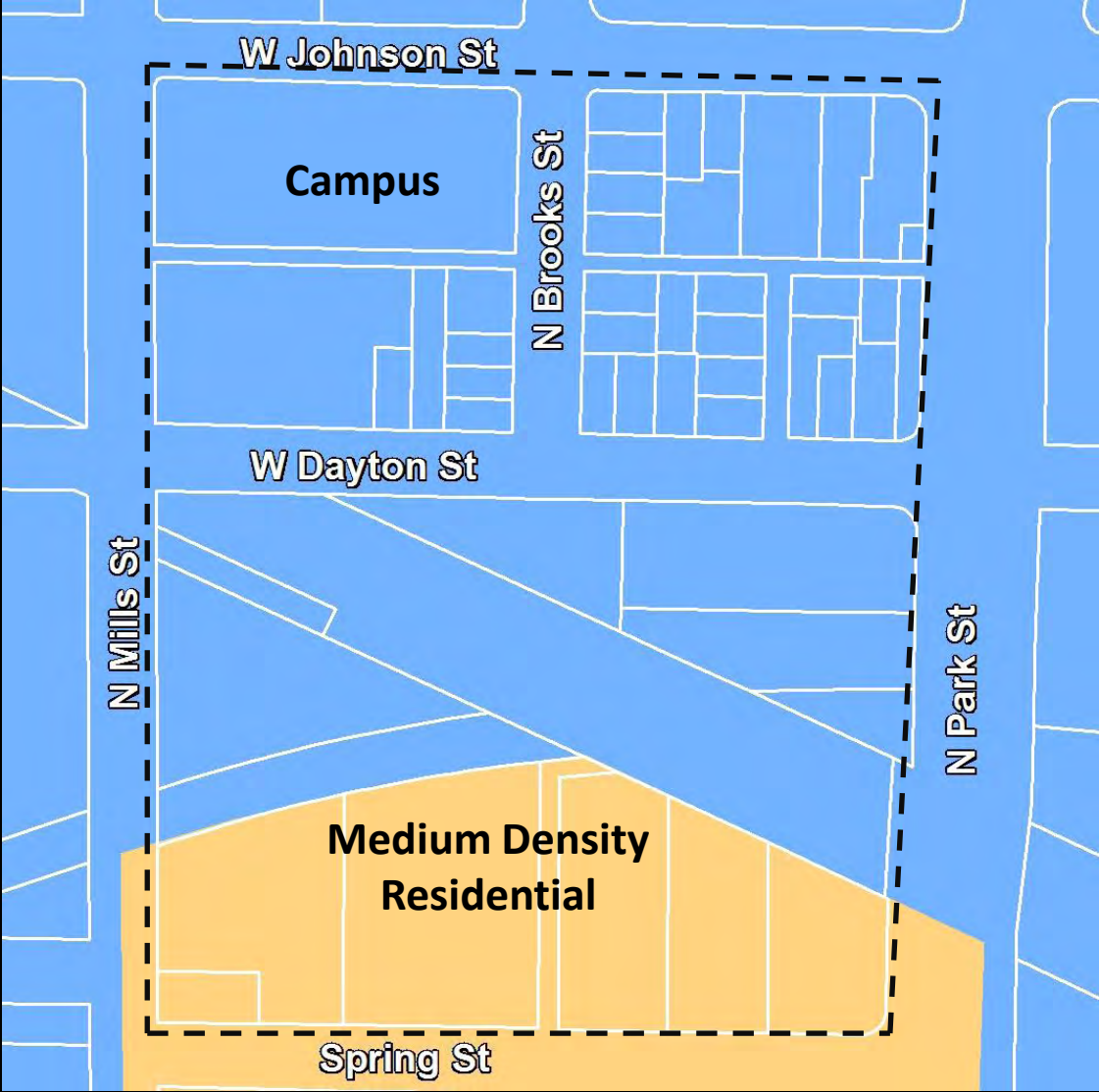
UW Campus Example



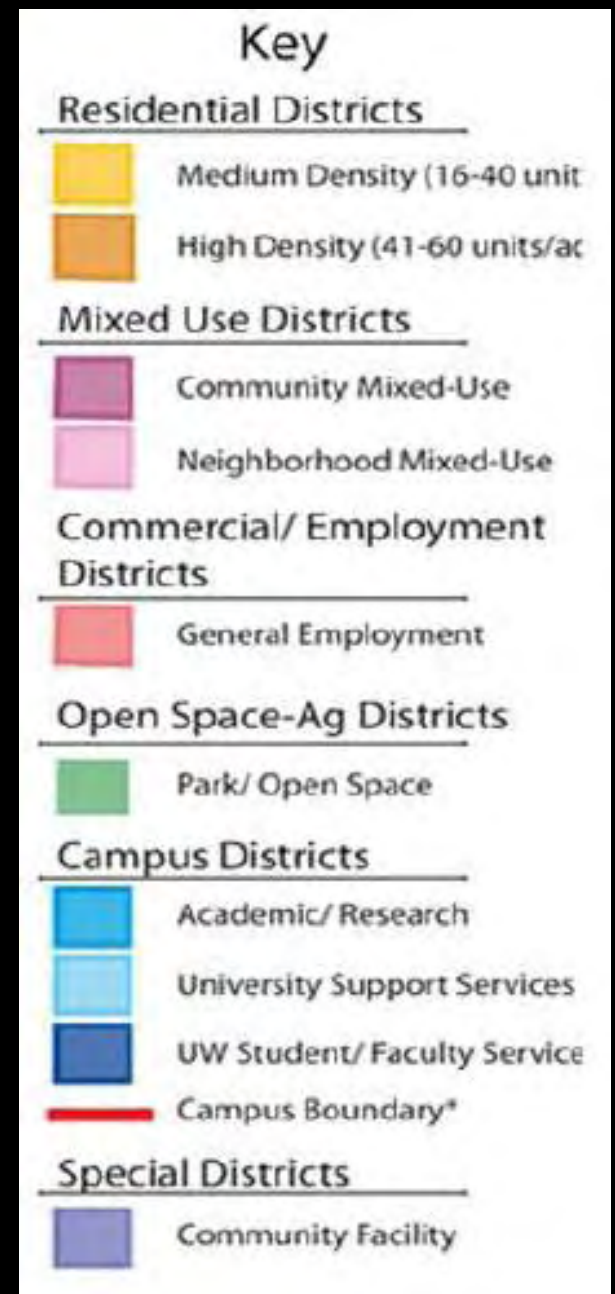
Current Zoning



Comprehensive Plan



Regent Street South Campus Neighborhood Plan (2008)

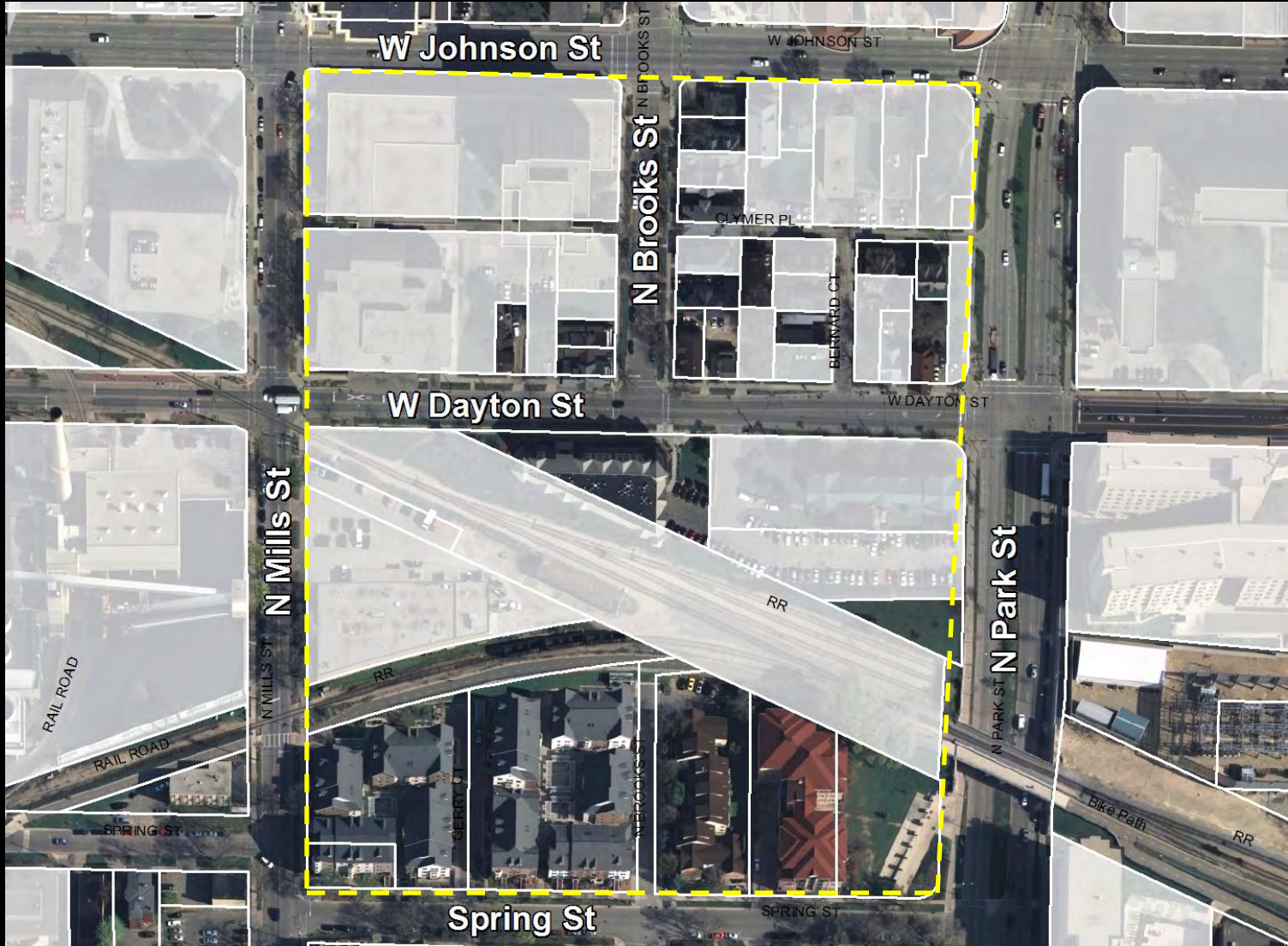


UW-Madison Campus Master Plan (2005)



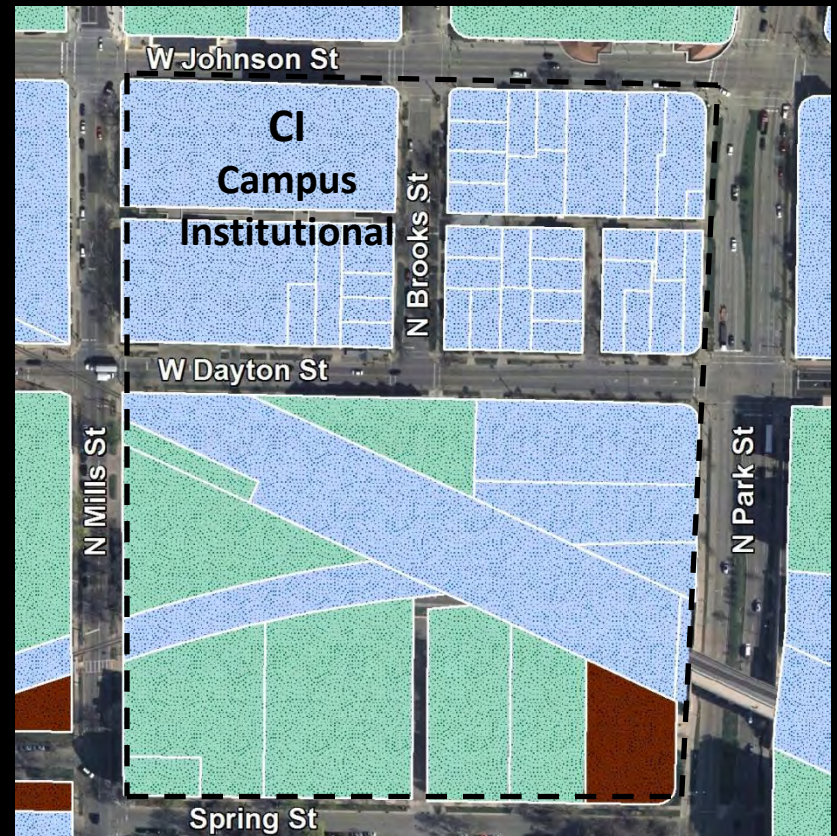
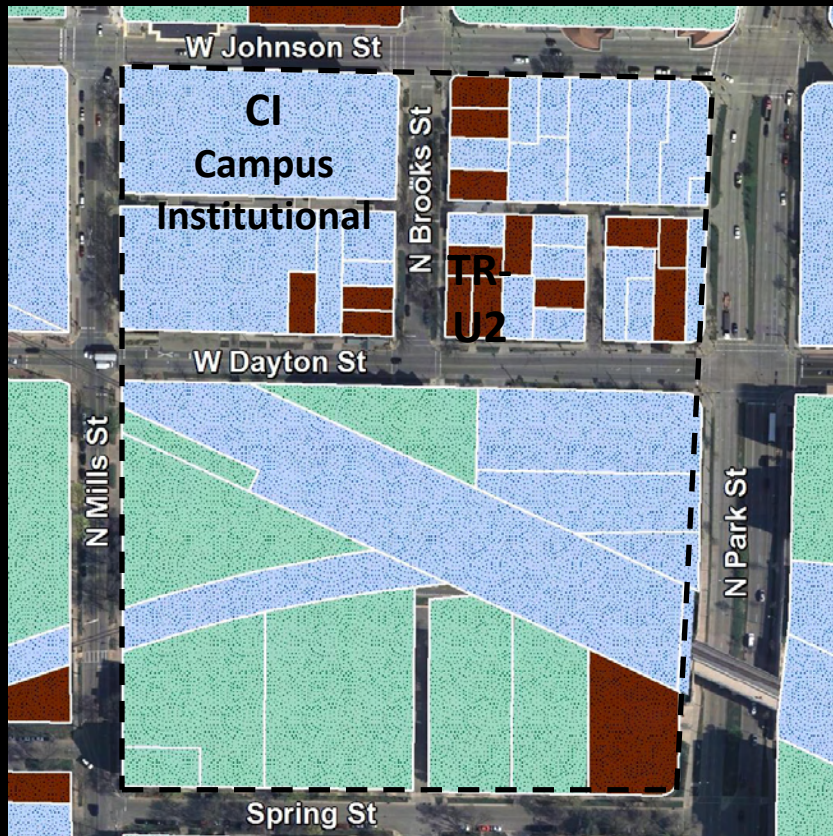
Ownership

● UW ○ Other



“Transformational Zoning” Alternative

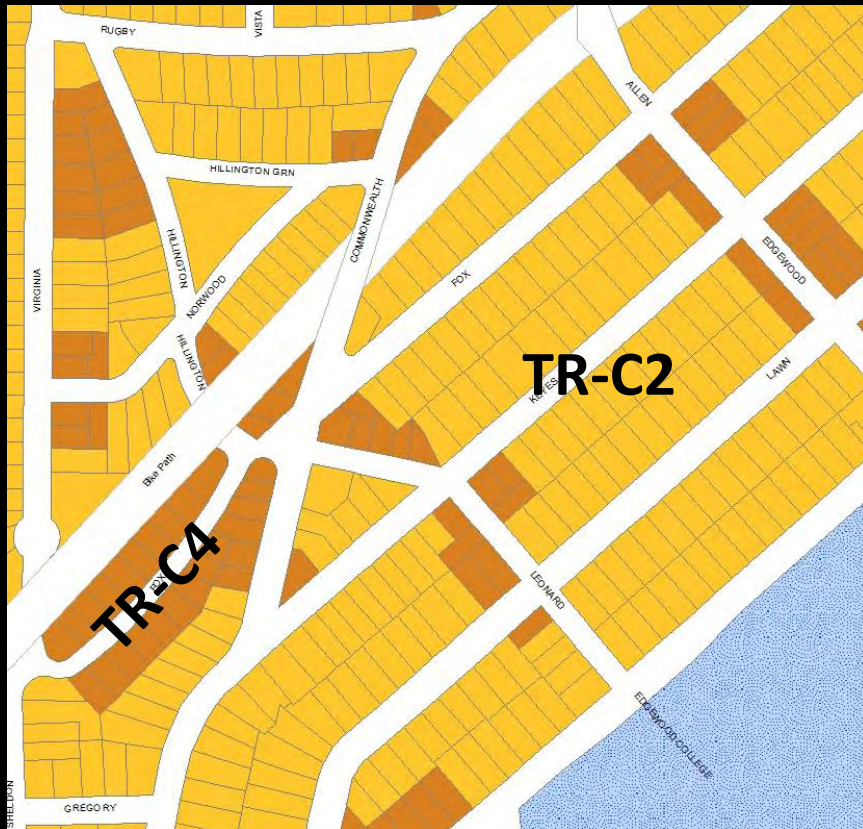
Proposed Zoning



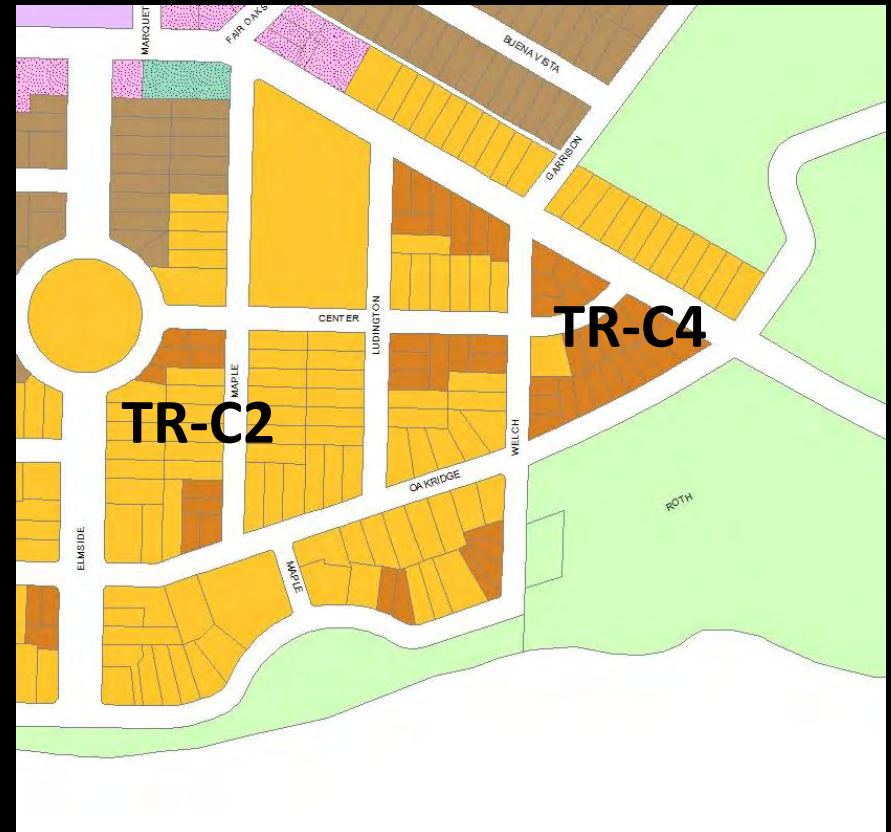
Mapping of the TR-C2 & TR-C4 Districts

Proposed zoning based on lot size in areas currently zoned R2, Single-Family Residence District

Dudgeon-Monroe



Schenk-Atwood-Starkweather-Yahara



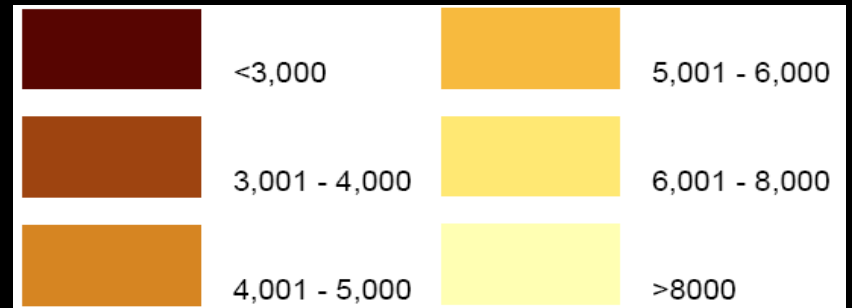
Current Zoning

R2, Single-Family
Residence District

Dudgeon-Monroe



Residential Lot Size (sq. ft.)



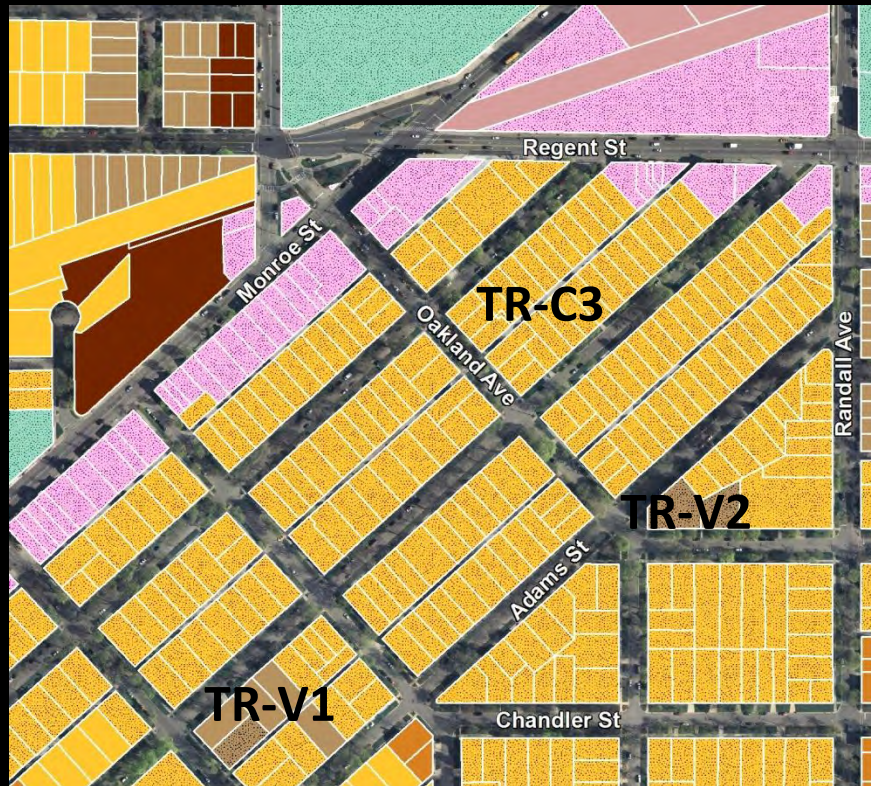
Schenk-Atwood-Starkweather-Yahara



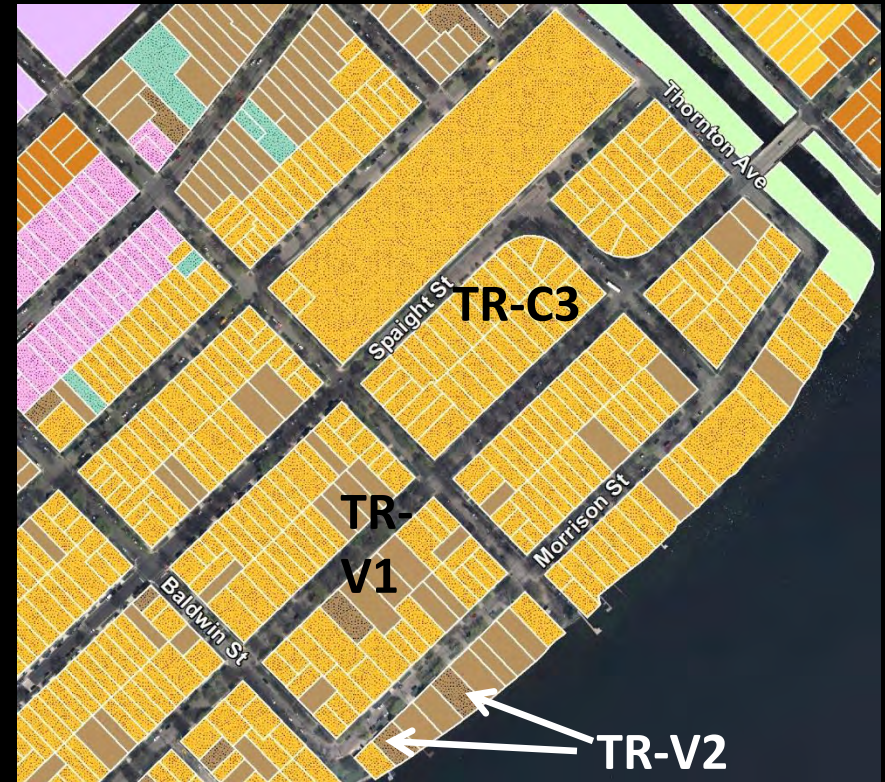
Mapping of the TR-C3 & TR-V1 Districts

Proposed zoning based on existing number of units in areas currently zoned R4A, Limited General Residence District

Vilas



Marquette



Current Zoning

R4A, Limited General Residence District

Dwelling Units



Vilas



Marquette



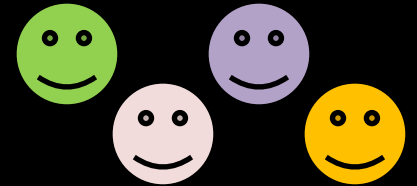
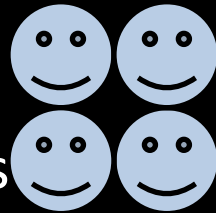
What does this method accomplish in these areas?

- Minimizes nonconformities
- Preserves existing zoning rights and expectations
 - Same number of potential dwelling units
 - Same family definition (occupancy allowances)
- Results in a fine-grained zoning map



How does the Family Definition impact occupancy?

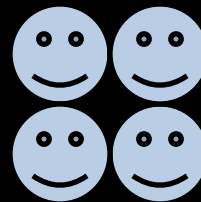
Family = an Individual or group of related* persons + up to 4 roomers



Exception: Non owner-occupied dwellings in the following districts are limited to 1 roomer:

TRR, TRP, SR-C1, SR-C2, SR-C3

TR-C1, TR-C2, TR-C3, TR-C4



(Current Districts: R1, R2, R2S, R2T, R2Y, R2Z, R3, R4A, and R4L)

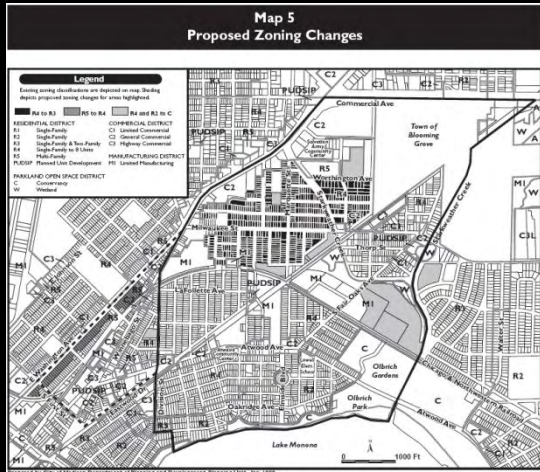
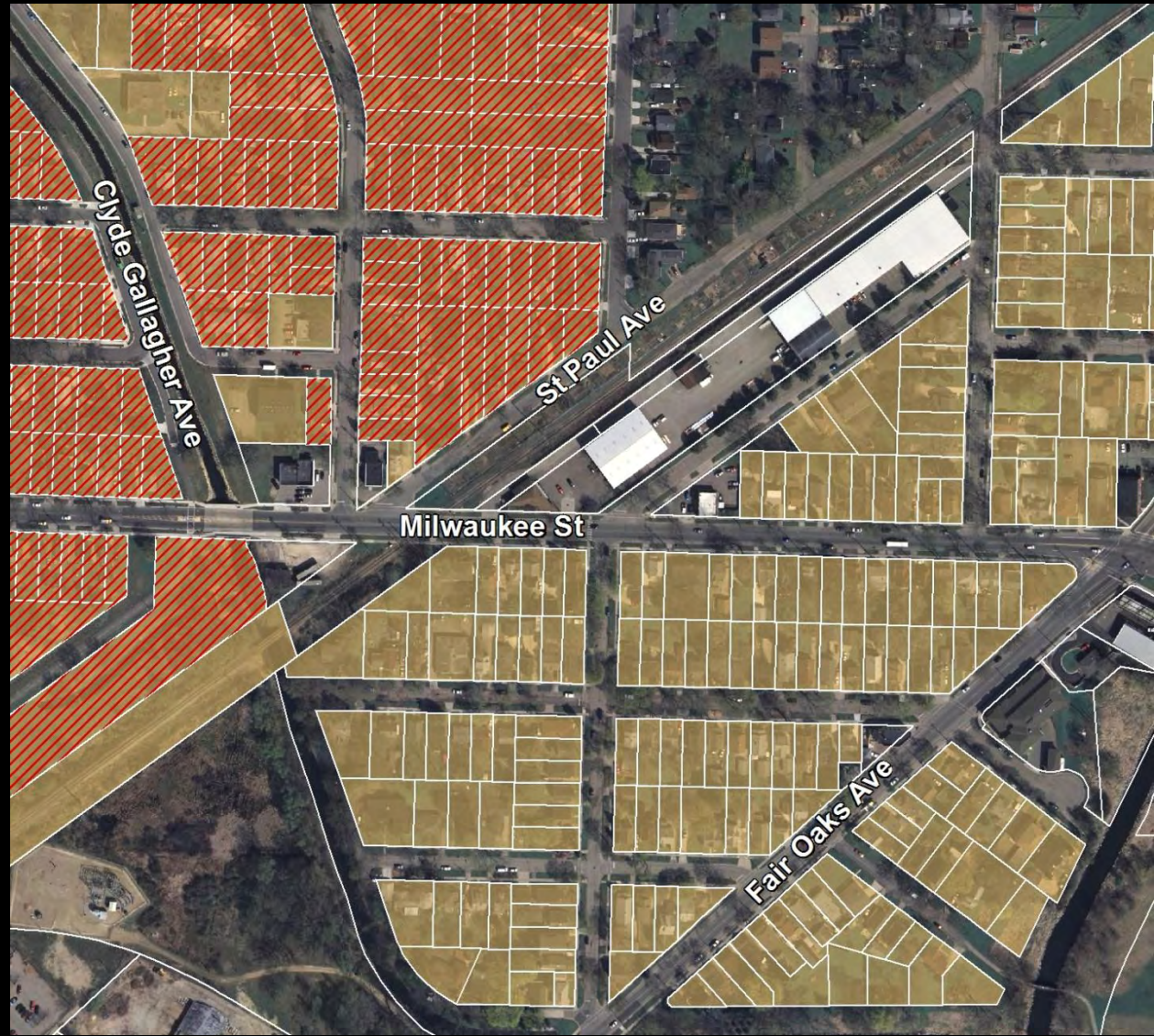
**Related by blood, marriage, domestic partnership, adoption, or foster care*

● R4 Parcels



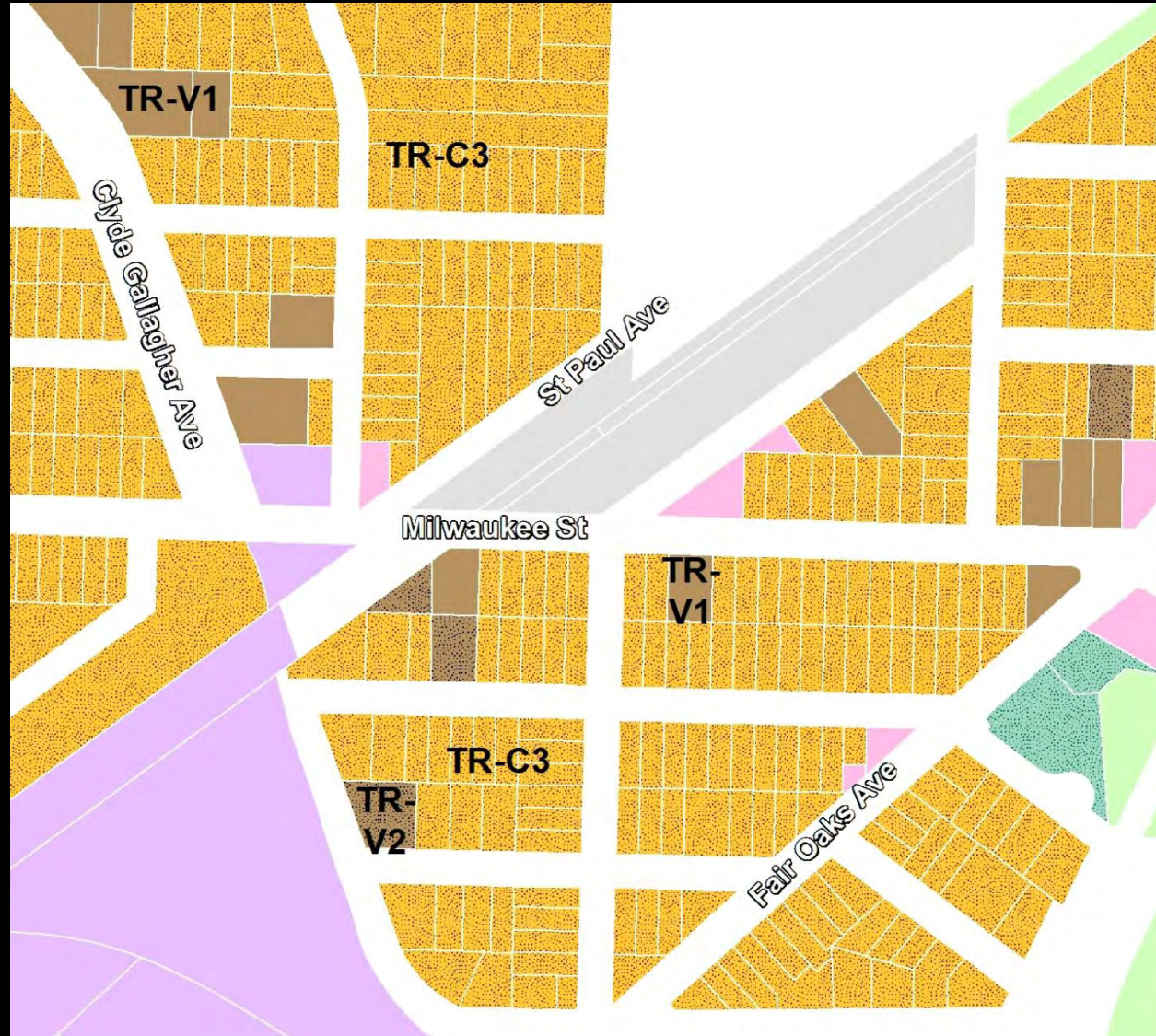
● R4 Parcels

● R4 Parcels -
Recommended
Downzoning



Draft Map - Proposed Zoning

- Downzoning to TR-C3 based on existing land use (single and two-family dwellings)
- Inadvertently changes family definition

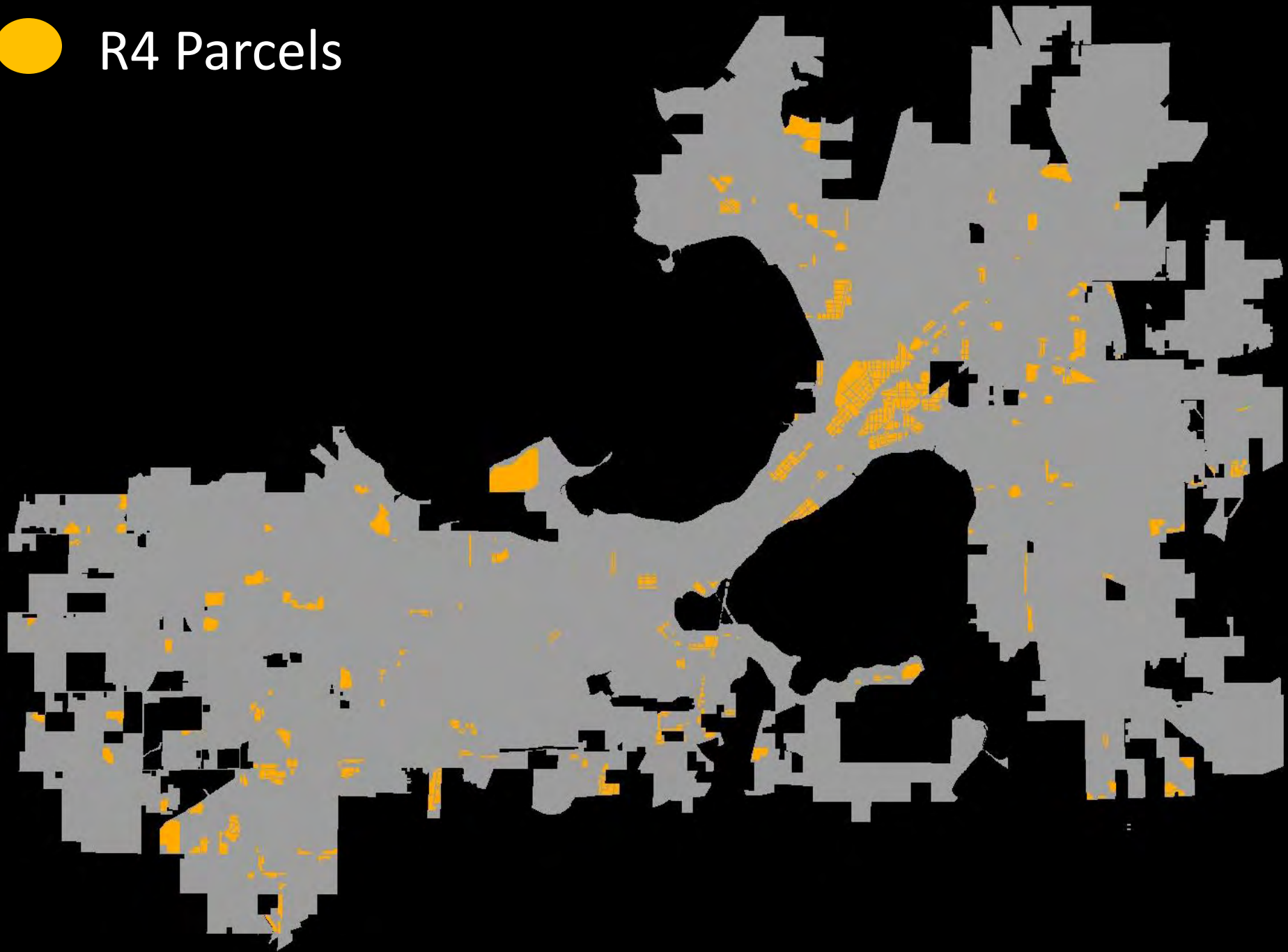


Draft Map - Proposed Alternative

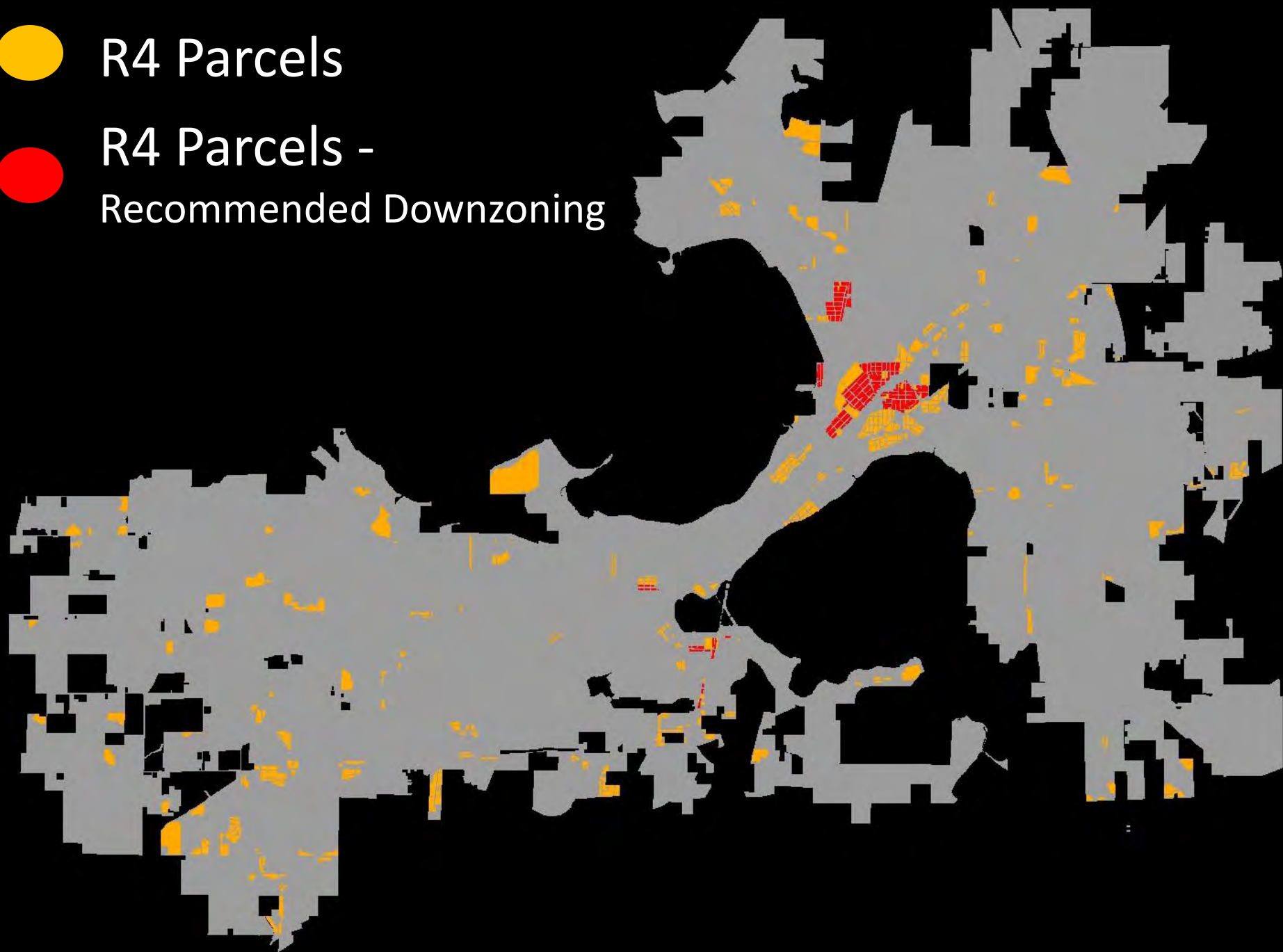
- Downzoning to TR-C3 where recommended in Plan.
- Otherwise, TR-V1 preserves existing family definition where not recommended for downzoning



● R4 Parcels

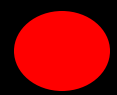


- R4 Parcels
- R4 Parcels - Recommended Downzoning





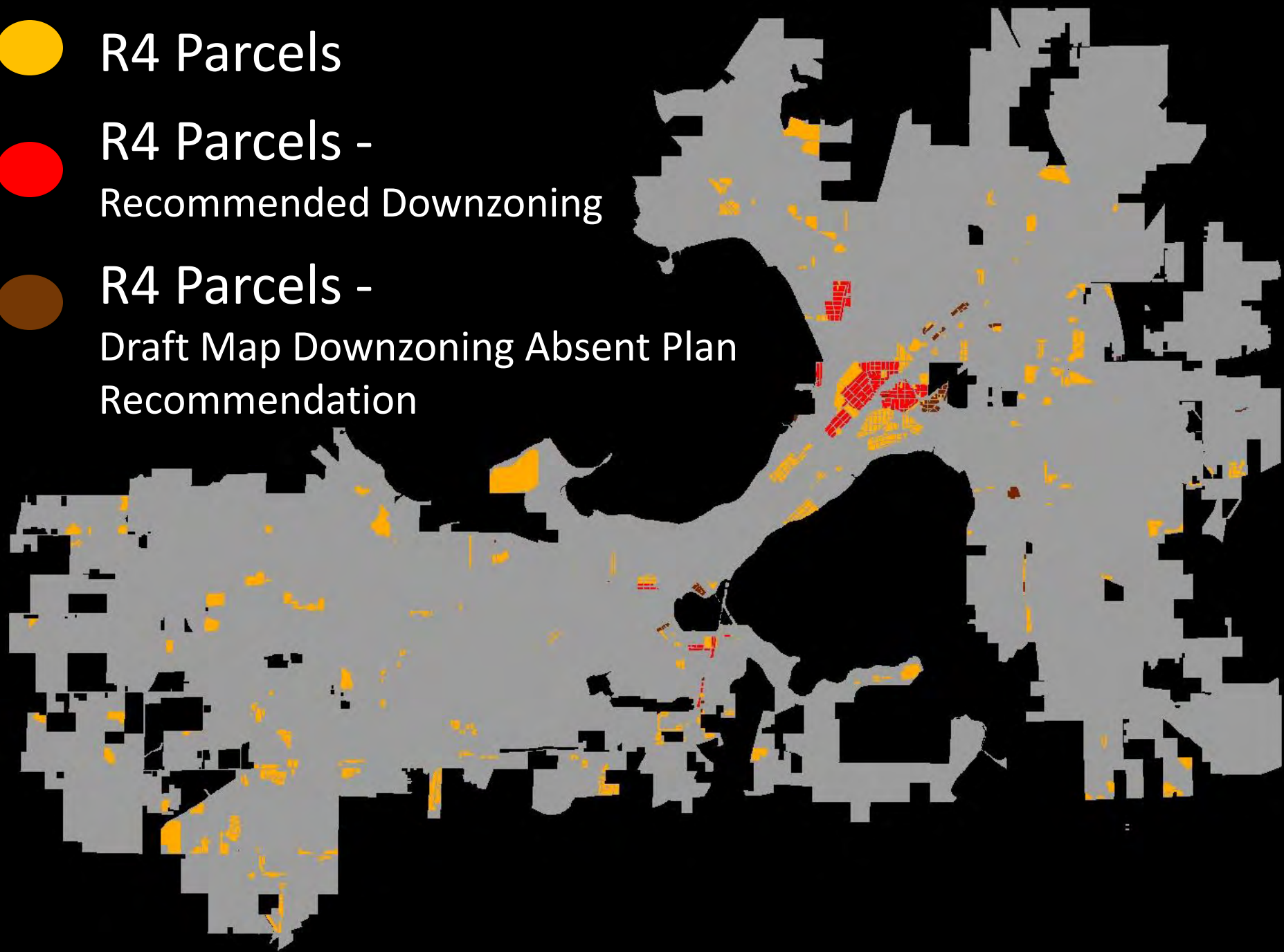
R4 Parcels



R4 Parcels -
Recommended Downzoning



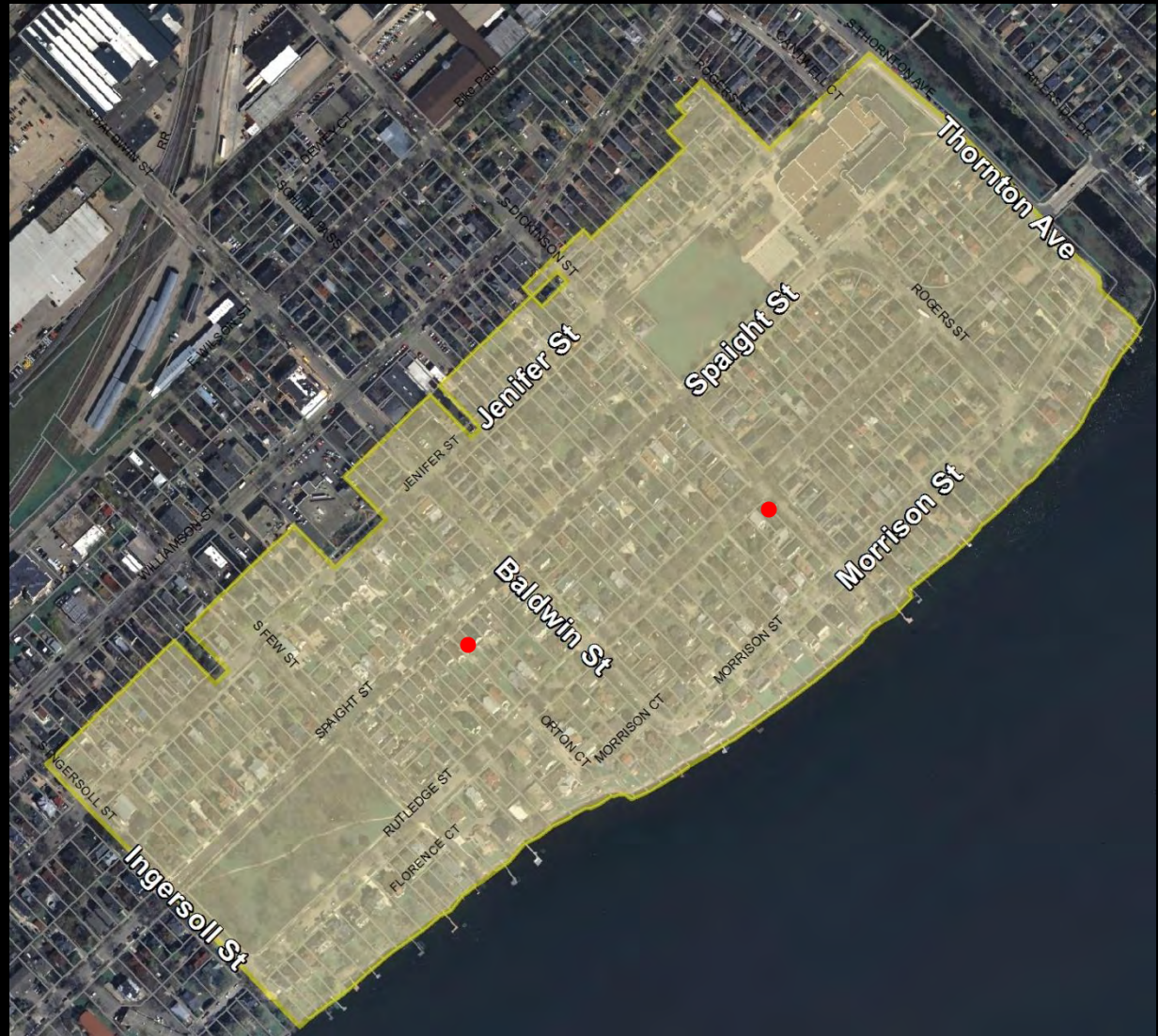
R4 Parcels -
Draft Map Downzoning Absent Plan
Recommendation



Housing Cooperatives in Marquette Neighborhood

Area currently
zoned R4A

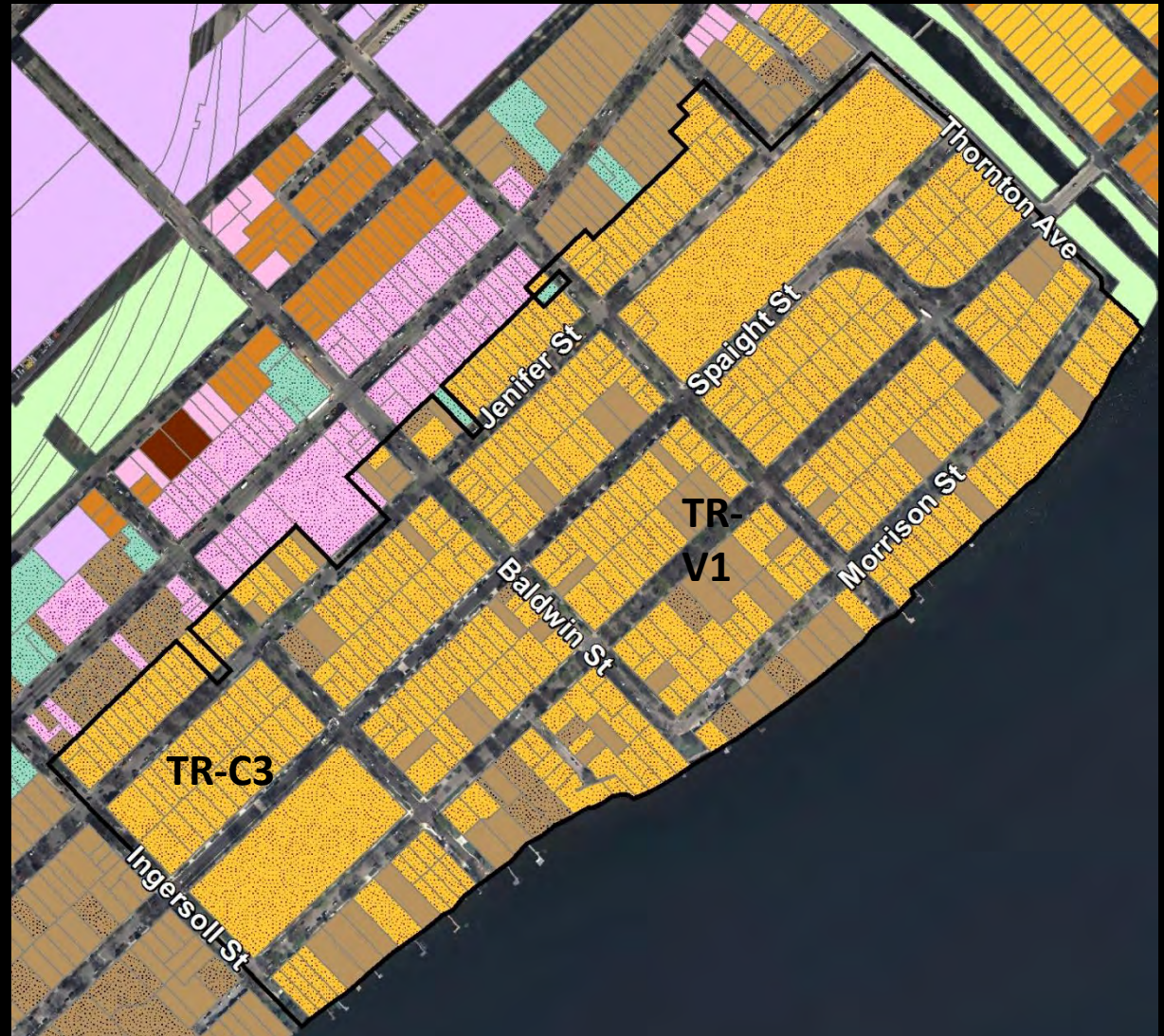
Housing Cooperatives
a conditional use
(up to 5 occupants)



Marquette Neighborhood

Proposed Zoning:
TR-C3, TR-V1, TR-V2

Housing Cooperatives
not allowed in TRC-3,
but desired by
neighborhood for this
area



Questions and Discussion

Draft Discussion Zoning Map 1

City of Madison | AUGUST 10, 2011

Potential Districts

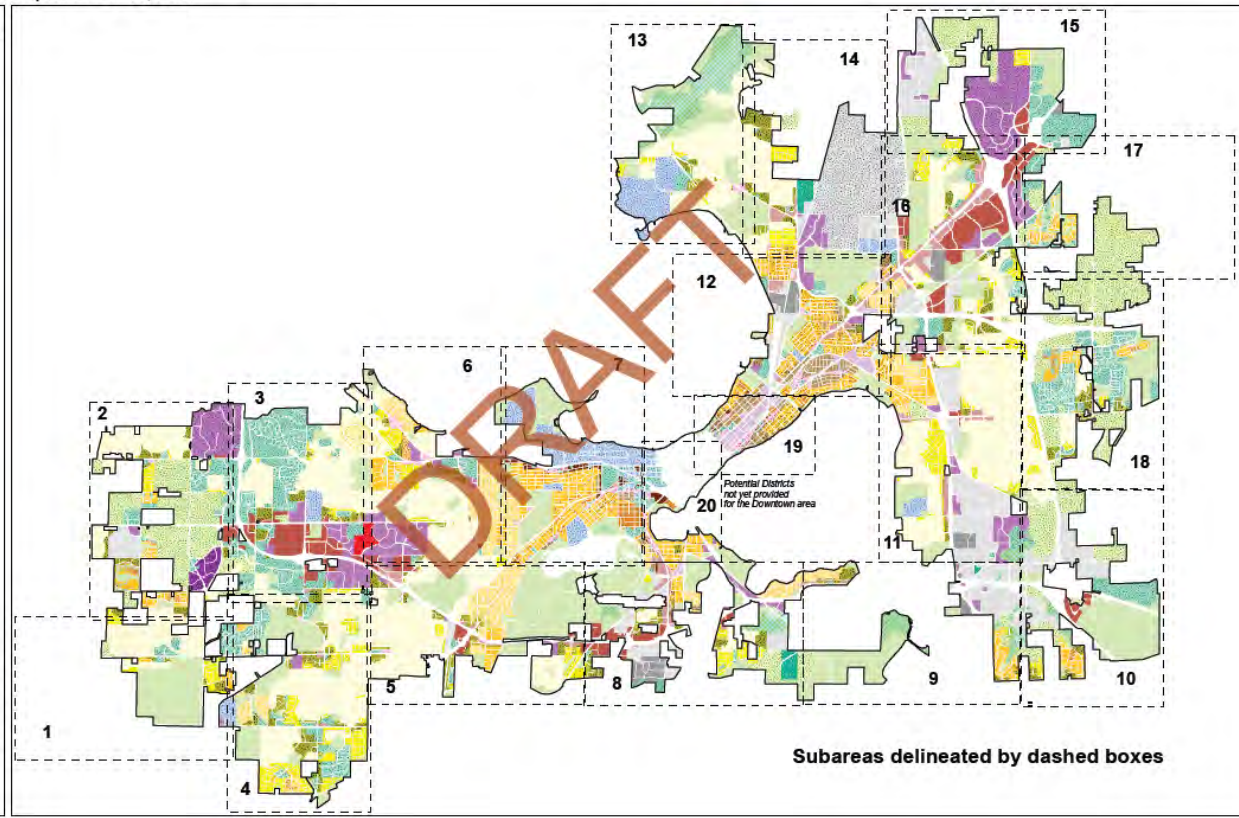
- A
- UA
- C
- TR-R
- SR-C1
- SR-C2
- SR-C3
- SR-V1
- SR-V2
- TR-C1
- TR-C2
- TR-C3
- TR-C4
- TR-V1
- TR-V2
- TR-U1
- TR-U2
- TR-P
- NMX
- TSS
- MXC
- CC-T
- CC
- TE
- SE
- SEC
- EC
- IL
- IG
- PD
- PD-MHP
- AP
- CI

Wetland Overlay

- Wetland Overlay



Prepared by
City of Madison
Planning Division
and Zoning Staff



Subareas delineated by dashed boxes