



Department of Planning & Community & Economic Development
Planning Division

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Date: January 30th, 2012
To: Plan Commission
From: Planning Division and Zoning Staff
Subject: Plan Commission Discussions on the Draft Citywide Zoning Map.

Purpose of the Meetings

The purpose of the February 9th and 14th, 2012 Plan Commission special meetings is to hold informal discussions about the draft city-wide zoning map. Because the map ordinance has not been introduced by the City Council, formal action by the Plan Commission will need to wait until it is introduced toward the end of February. Zoning text and map recommendations for the downtown area will not be discussed at these introductory meetings, as the Downtown Plan is still moving through the review process and the map and attendant zoning text may change. The Plan Commission will be able to take action on the city-wide zoning map after it has been introduced during the next several weeks.

Project Background

The Zoning Code Rewrite Advisory Committee (ZCRAC) began reviewing a draft city-wide zoning map during the spring of 2011. The map shows recommended zoning districts for all areas of the City based on the new zoning code that was adopted by the Common Council on March 29, 2011. The draft city-wide zoning map does not include the downtown area, as the recommendations are dependent on the recommendations of the Downtown Plan. The Downtown Plan is currently under review by various boards, committees and commissions.

In September and October of 2011, nine open houses were held throughout the City to provide the public with opportunities to review the draft city-wide zoning map and ask questions of City staff and alders. After the open houses, the ZCRAC reviewed comments received on the draft city-wide zoning map as well as recommended map corrections offered by City staff. The ZCRAC also discussed areas of general agreement on the draft city-wide zoning map, areas of question and concern and other unresolved issues. The ZCRAC's review culminated in the committee forwarding the draft city-wide zoning map to the Plan Commission. Several unresolved issues were included in the action by the ZCRAC. These include the following:

- *Transformational Zoning:* This term refers to zoning a property for something other than what is on the ground. Most often this has been referenced as a way to implement land use and design recommendations in City-adopted plans.

- *Mapping of the TR-C2, TR-C3 and TR-C4 districts:* This issue focuses on how the TR districts relate to existing R-2 and R-3 areas and how new zoning districts will affect bulk nonconformities and density entitlements.
- *R-4 Zoning Issues:* Staff initially recommended TR-C3 and TR-C4 zoning for several relatively low density “traditional” areas currently zoned R-4 based on the current uses. This recommendation could be problematic since the family definition differs between TR-C 3/4 and R-4. Another option would be to zone these areas TR-V1, unless adopted neighborhood plans recommend a downzone to TR-C3 or TR-C4.
- *Zoning for Housing Co-operatives:* This issue has been discussed at length over the last several years. Representatives of the Marquette Neighborhood and housing co-operative advocates have requested that a new zoning approach be taken in the Marquette Neighborhood to accommodate more housing co-operatives than would be allowed under the draft city-wide zoning map.
- *Zoning for the University of Wisconsin-Madison Campus:* The University of Wisconsin-Madison submitted a list of requested changes to the draft city-wide zoning map.

Staff will address these issues at the Plan Commission discussions.

If you have any questions about the upcoming special meetings of the Plan Commission, please contact Rick Roll at rroll@cityofmadison.com or by telephone at 267-8732.