



PLAN COMMISSION WORK SESSION: COORDINATING ZONING AND HISTORIC PRESERVATION POLICY

December 16, 2020

MEETING OBJECTIVES

- a) To provide a common understanding of current Zoning and Historic District definitions and requirements regarding allowable building heights;
- b) To provide information on existing building heights in historic districts;
- c) To provide information regarding building heights and other recommendations from existing plans;
- d) Provide options with a goal of harmonizing zoning ordinance with requirements of local historic districts;
- e) Facilitate a discussion about those options.

AGENDA

- 1) Introduction
 - a) Planning Context
 - b) Zoning Background

- 2) Downtown (Mansion Hill + First Settlement)
 - a) Downtown Height Map
 - b) Existing and Allowable Building Heights
 - c) Historic Districts Context

- 3) Outside of Downtown (Third Lake Ridge, Marquette Bungalows, University Heights)
 - a) Zoning Context
 - b) Existing and Allowable Building Heights
 - c) Historic Districts Context

- 4) Other Plan Considerations

- 5) Discussion
 - a) Recommendations and Options

AGENDA ITEM 1: INTRODUCTION



BACKGROUND – ZONING



BACKGROUND – ZONING



BACKGROUND – ZONING



BACKGROUND – ZONING



BACKGROUND – ZONING - DOWNTOWN



BACKGROUND - ZONING – OUTSIDE OF DOWNTOWN



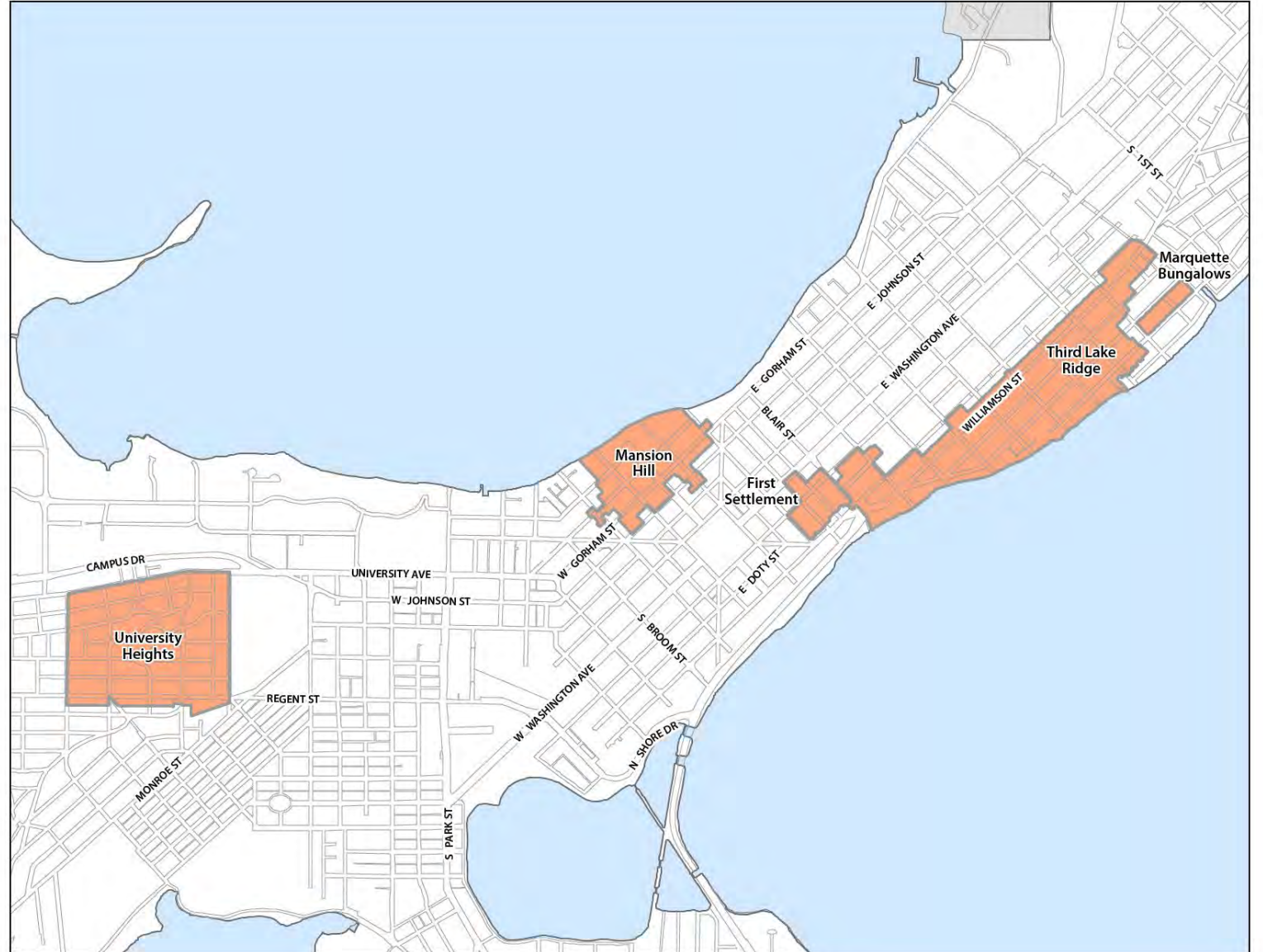
BACKGROUND - LOCAL HISTORIC DISTRICTS

PARCELS IN LOCAL HISTORIC DISTRICTS



Local Historic District Parcels
2% of total City Parcels

City of Madison Parcels



AGENDA ITEM 2: DOWNTOWN (MANSION HILL + FIRST SETTLEMENT)



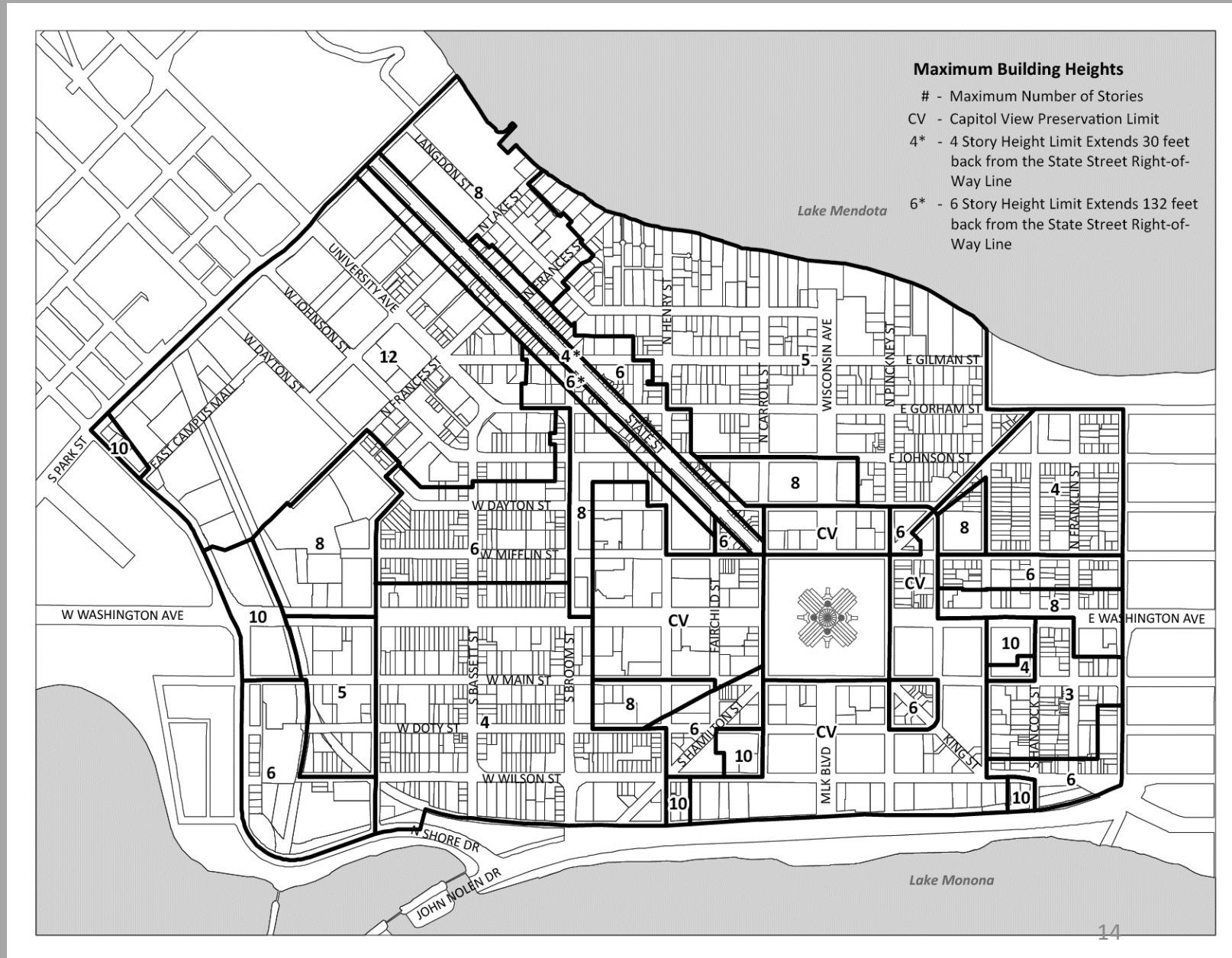
MAXIMUM BUILDING HEIGHTS MAP

DOWNTOWN PLAN



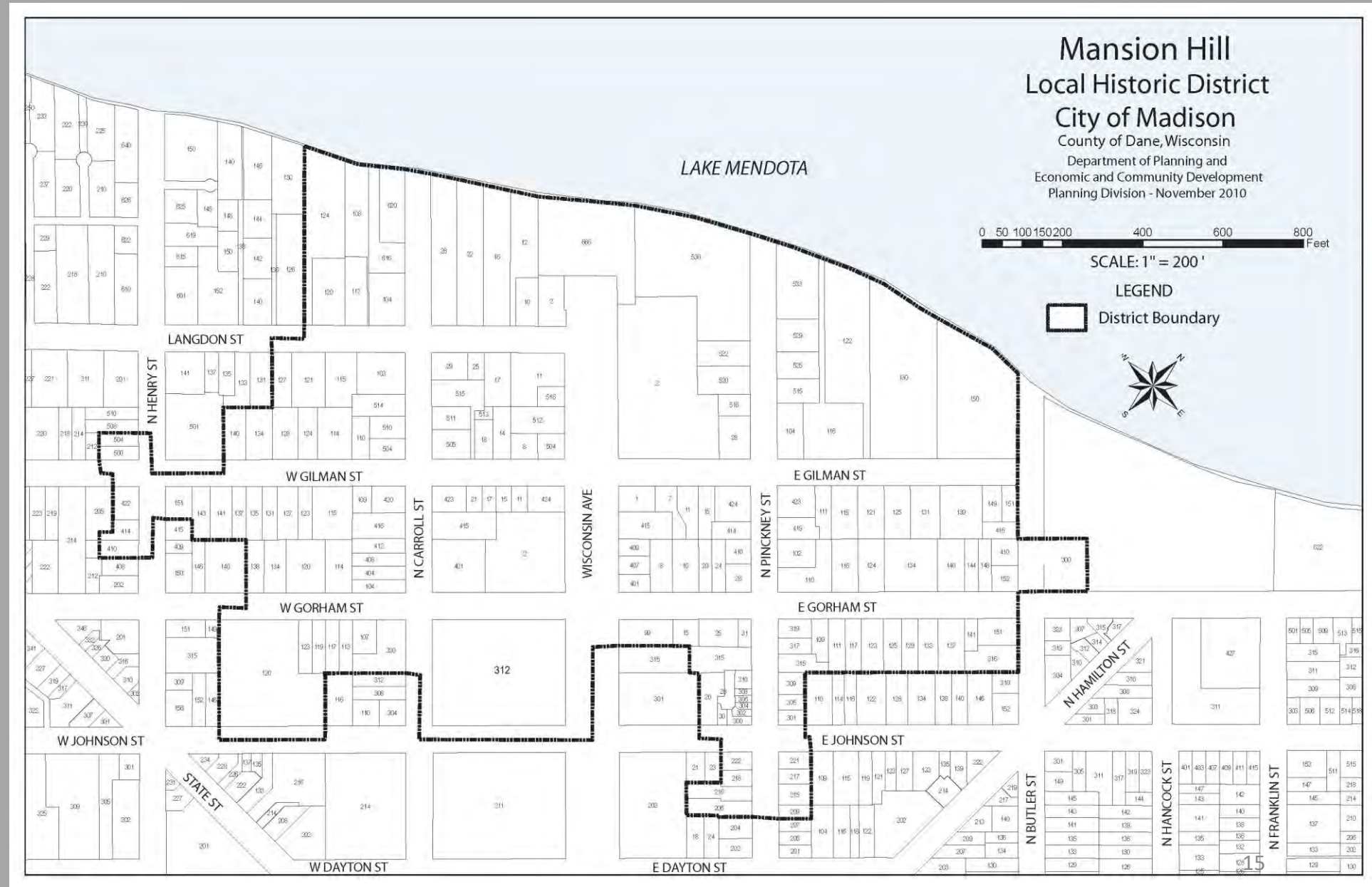
MAXIMUM BUILDING HEIGHTS MAP

ZONING ORDINANCE



HISTORIC DISTRICT STANDARDS

MANSION HILL

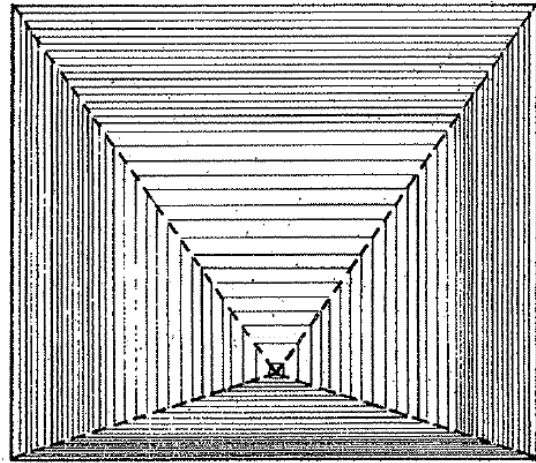
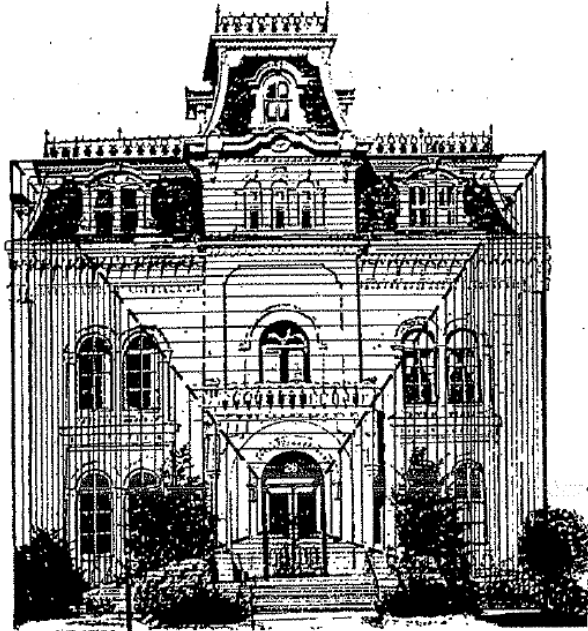


HISTORIC DISTRICT STANDARDS

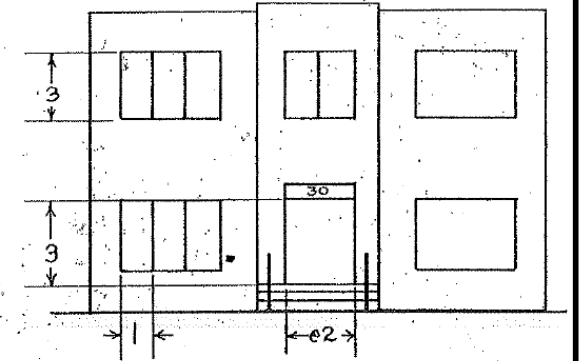
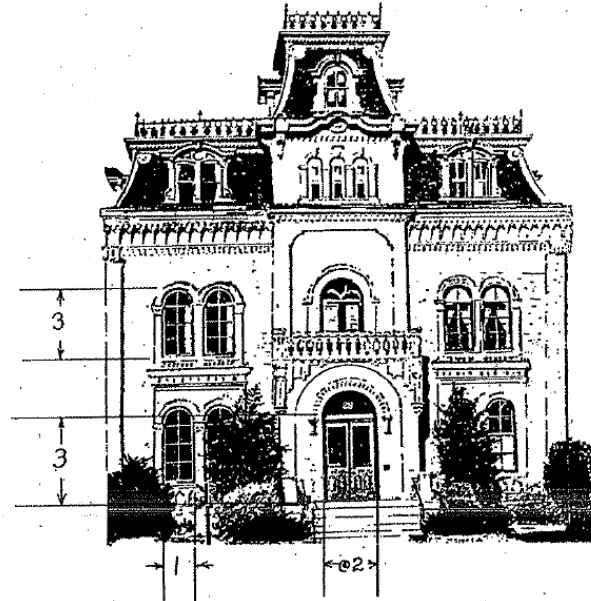
MANSION HILL

Mansion Hill Preservation Plan, 1975

1. The gross volume of any new structure shall be visually compatible with the buildings and environment with which it is visually related.

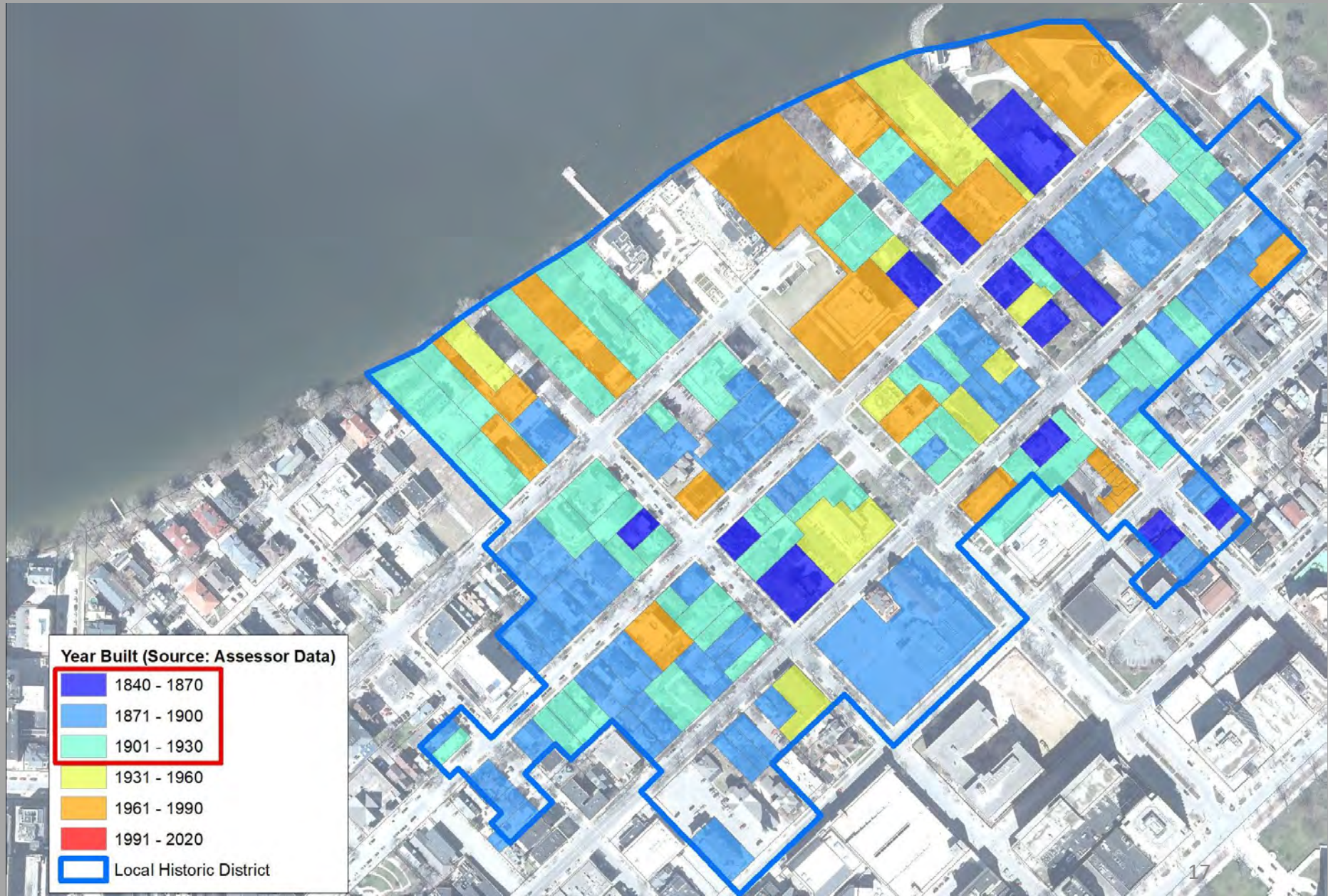


3. The proportions and relationships between doors and windows in the street facade(s) should be visually compatible with the buildings and environment with which it is visually related.



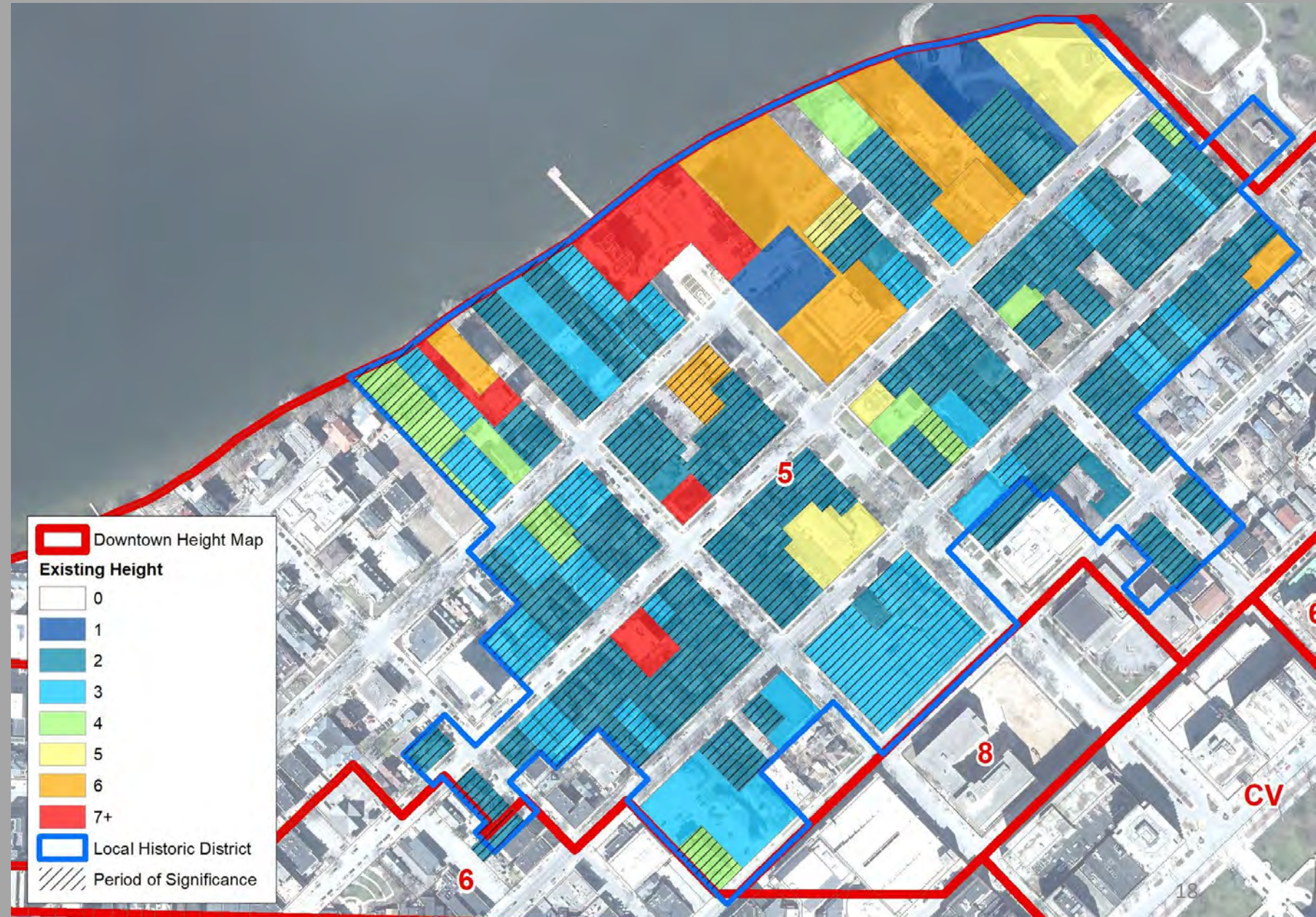
YEAR CONSTRUCTED

MANSION HILL



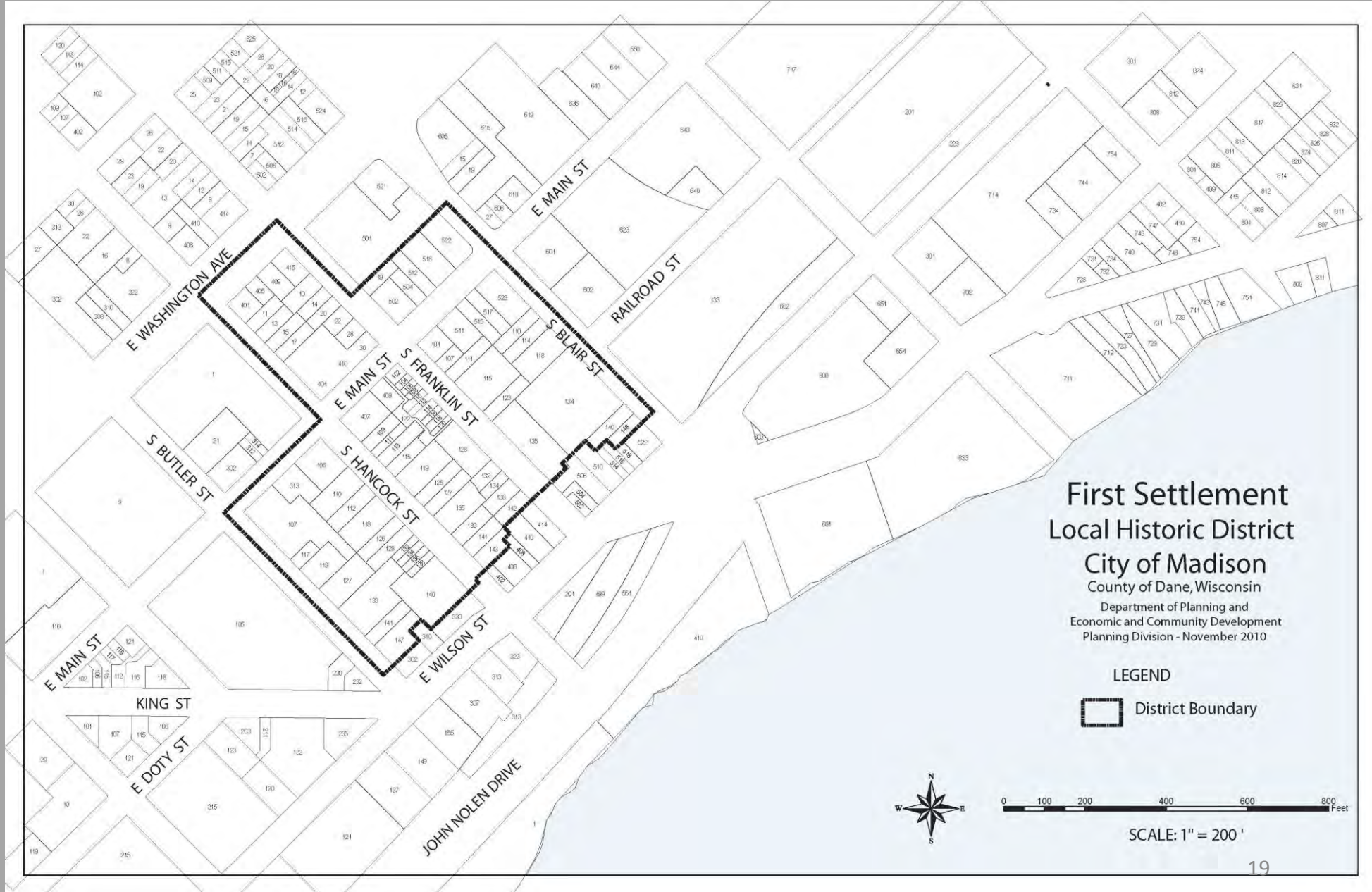
EXISTING AND ALLOWABLE BUILDING HEIGHTS

MANSION HILL



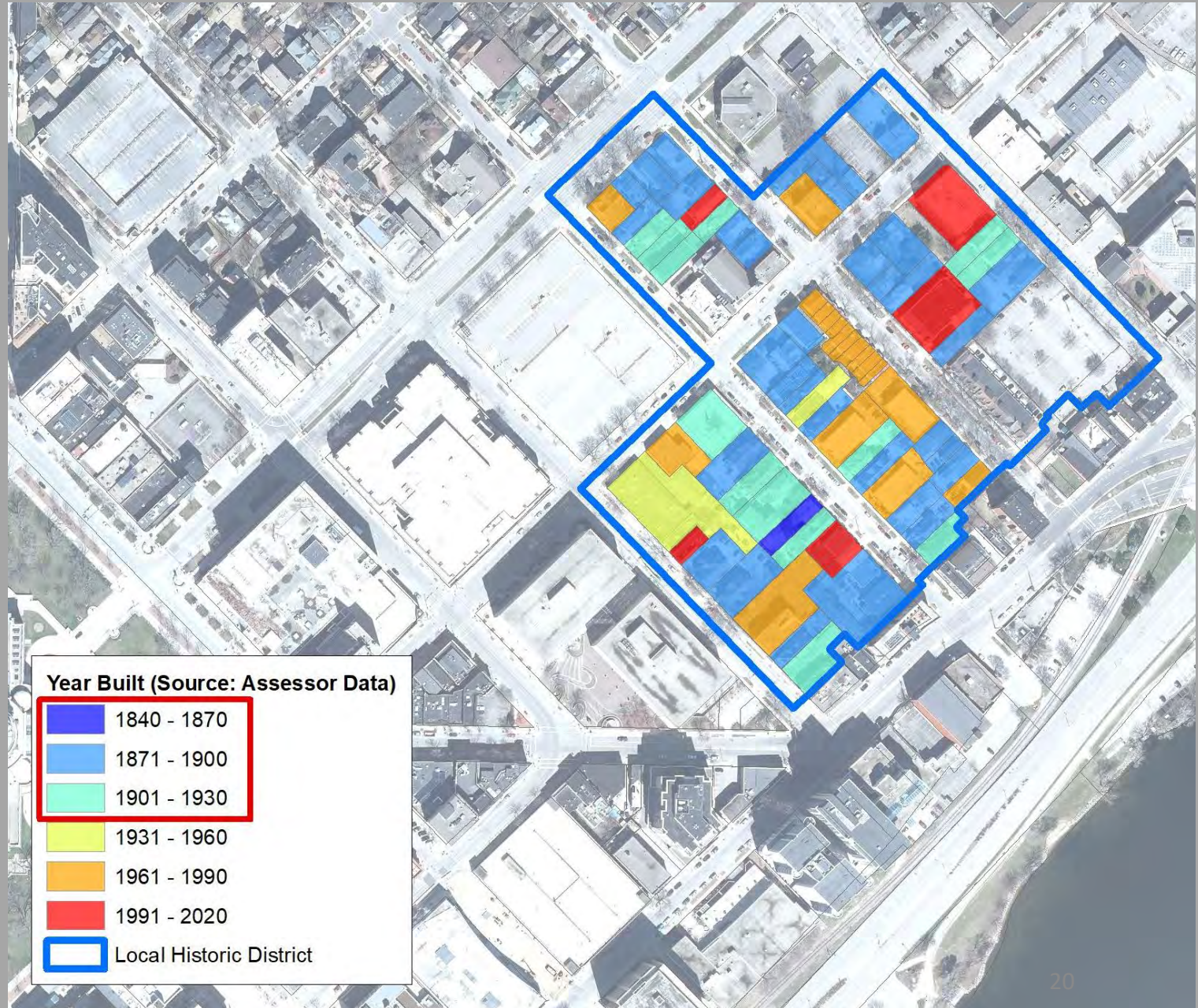
HISTORIC DISTRICT STANDARDS

FIRST SETTLEMENT



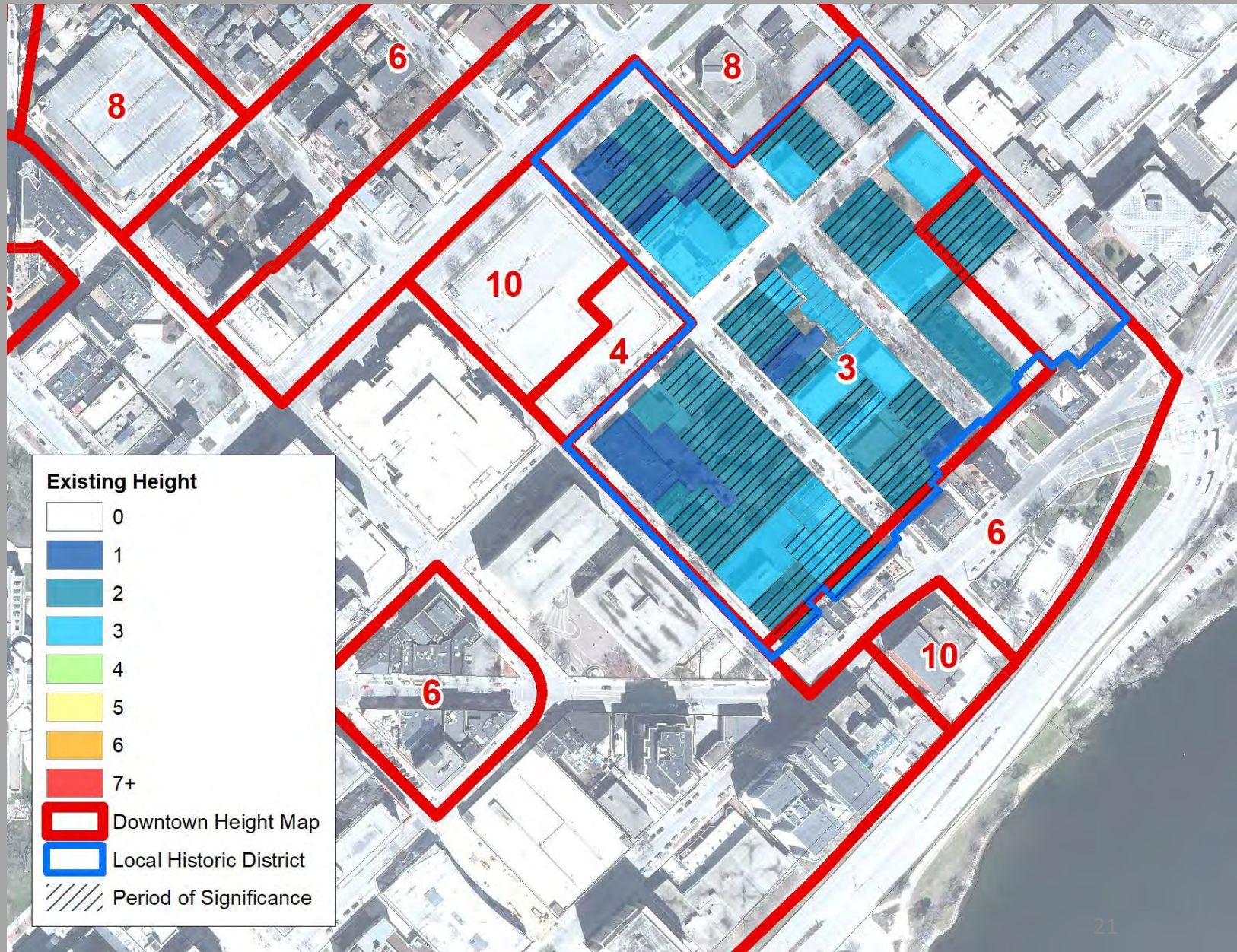
YEAR CONSTRUCTED

FIRST SETTLEMENT



EXISTING AND ALLOWABLE BUILDING HEIGHTS

FIRST SETTLEMENT

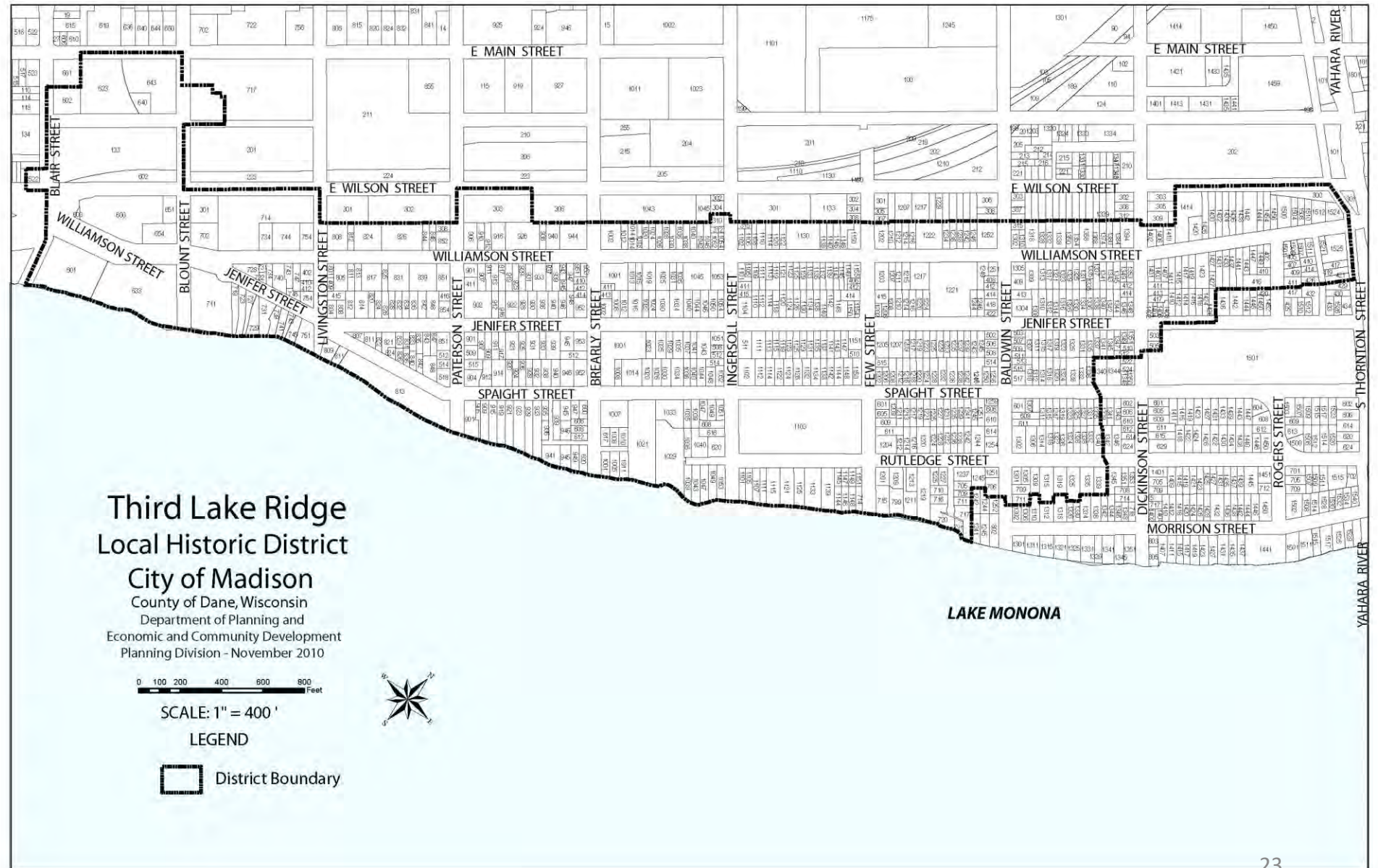


AGENDA ITEM 3: OUTSIDE OF DOWNTOWN
(THIRD LAKE RIDGE, MARQUETTE BUNGALOWS, UNIVERSITY HEIGHTS)



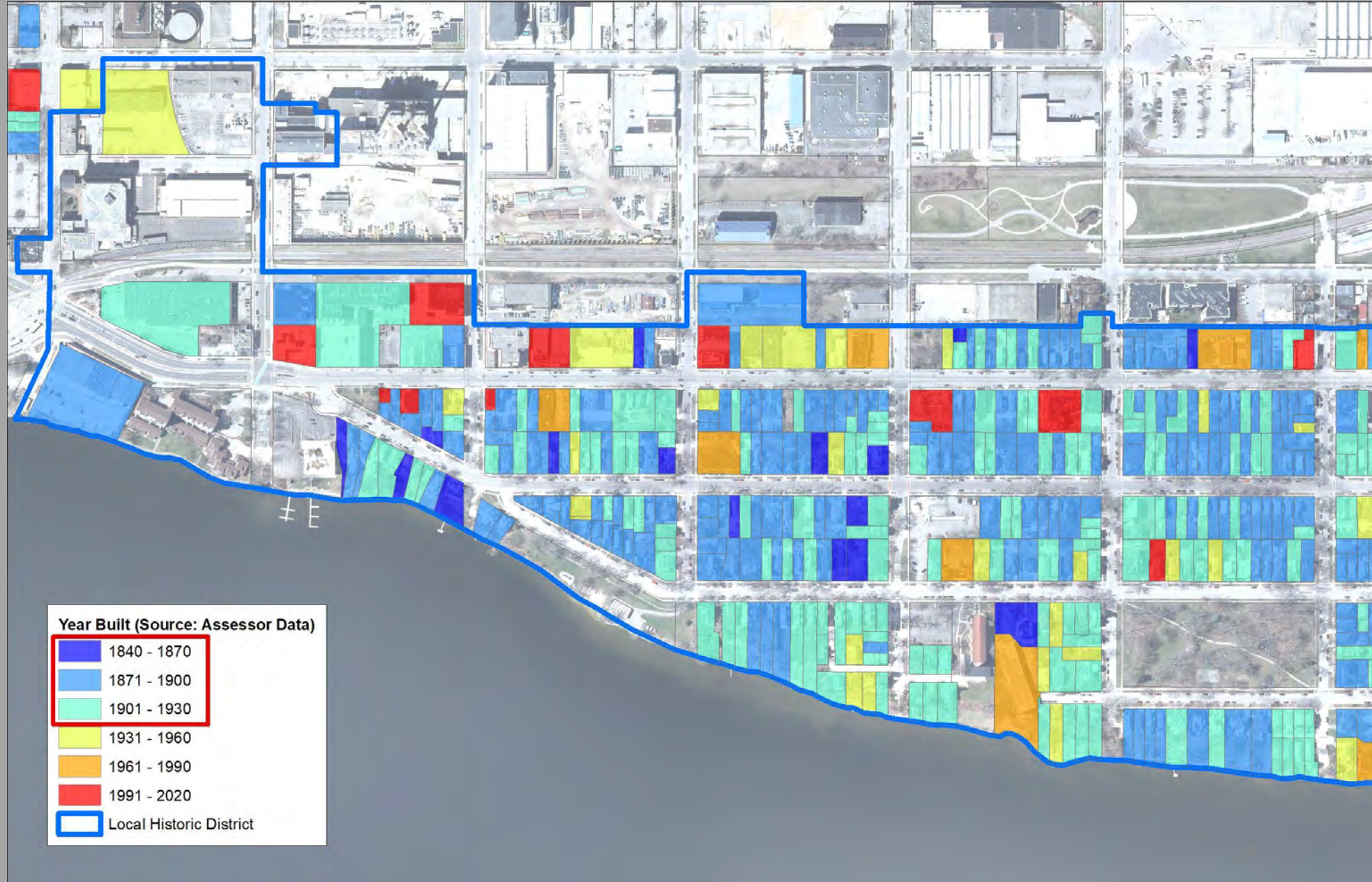
HISTORIC DISTRICT STANDARDS

THIRD LAKE RIDGE



YEAR CONSTRUCTED

THIRD LAKE RIDGE - WEST



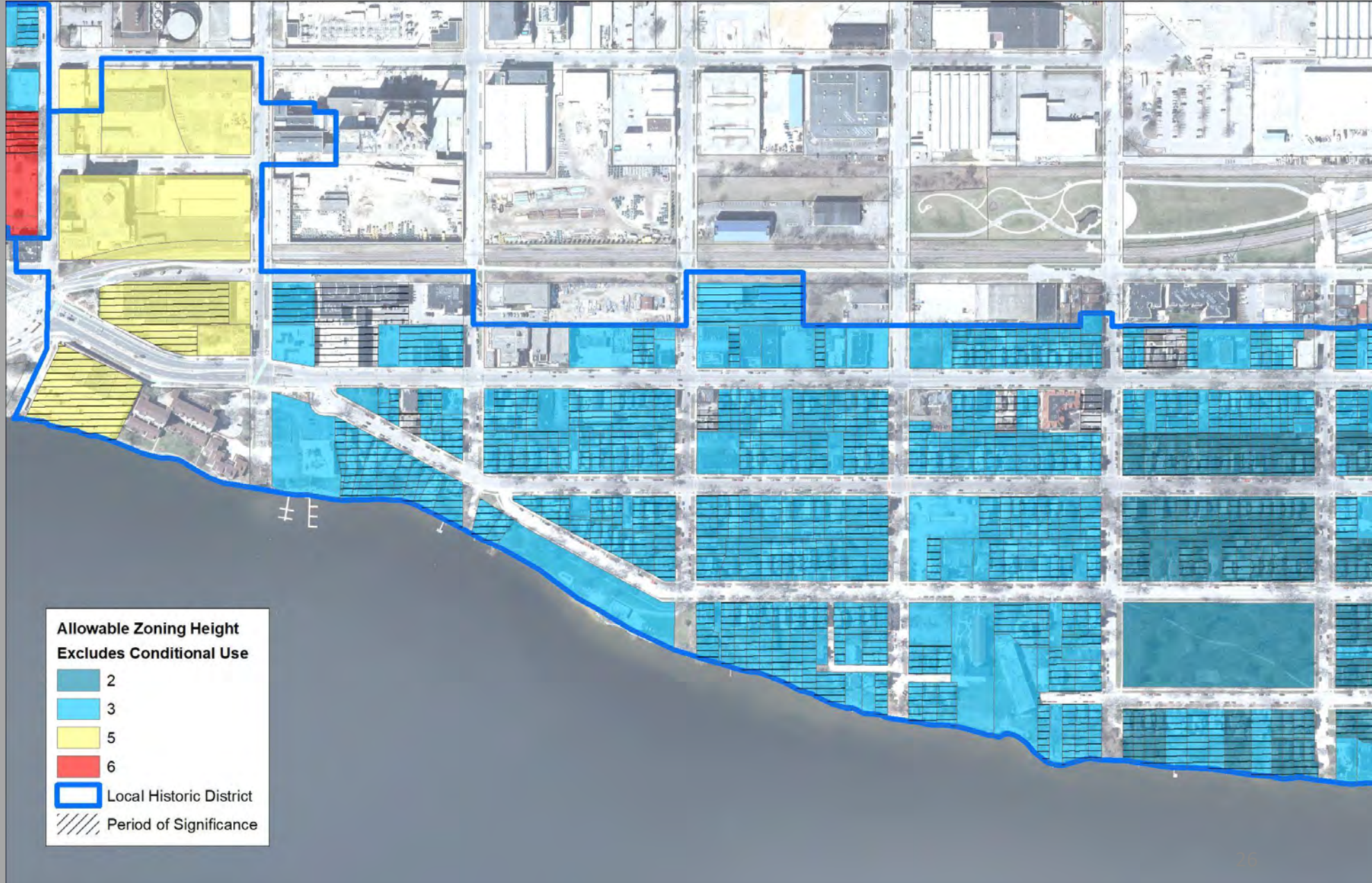
EXISTING BUILDING HEIGHTS

THIRD LAKE RIDGE - WEST



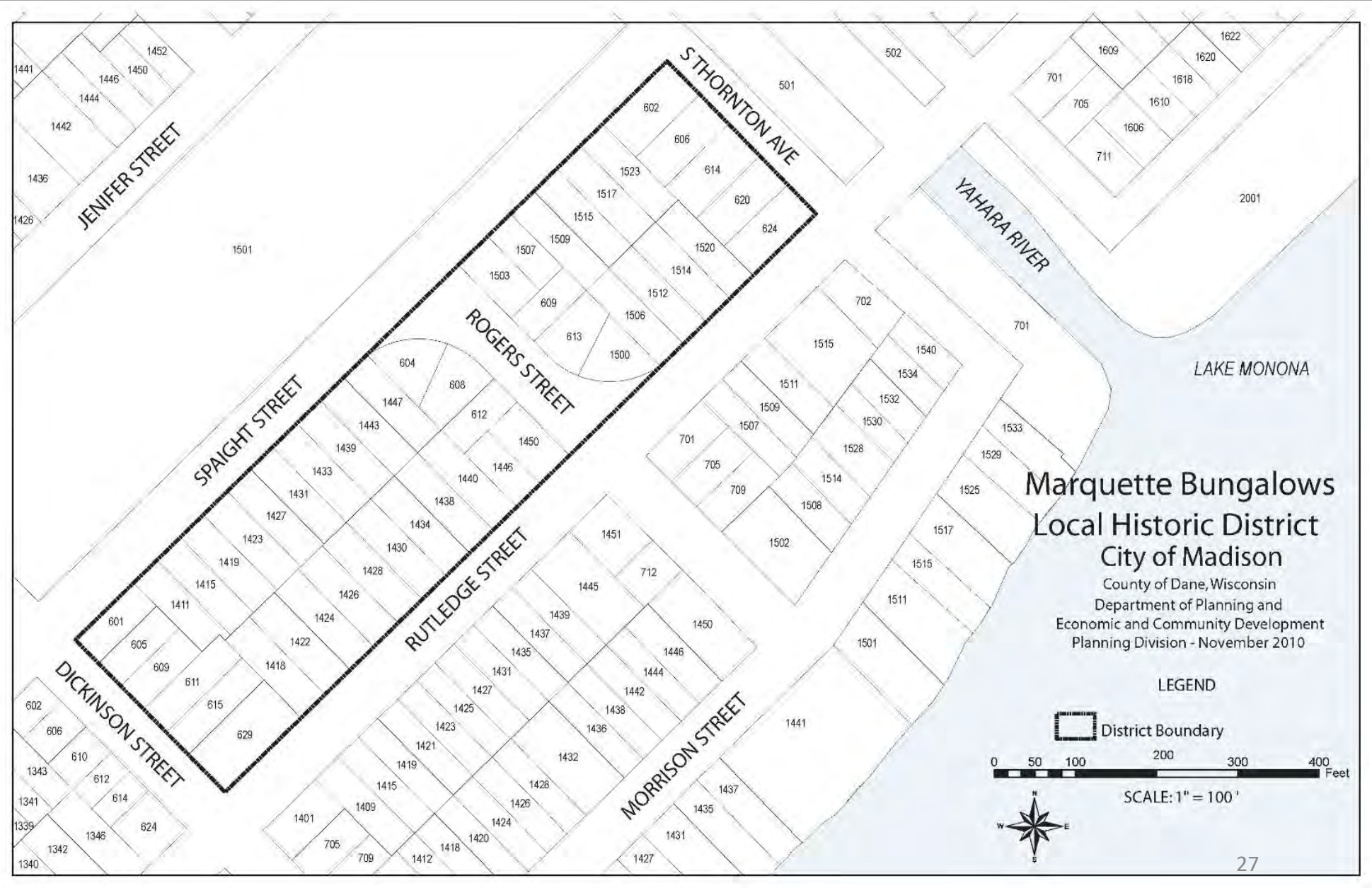
ALLOWABLE BUILDING HEIGHTS

THIRD LAKE RIDGE - WEST



HISTORIC DISTRICT STANDARDS

MARQUETTE BUNGALOWS



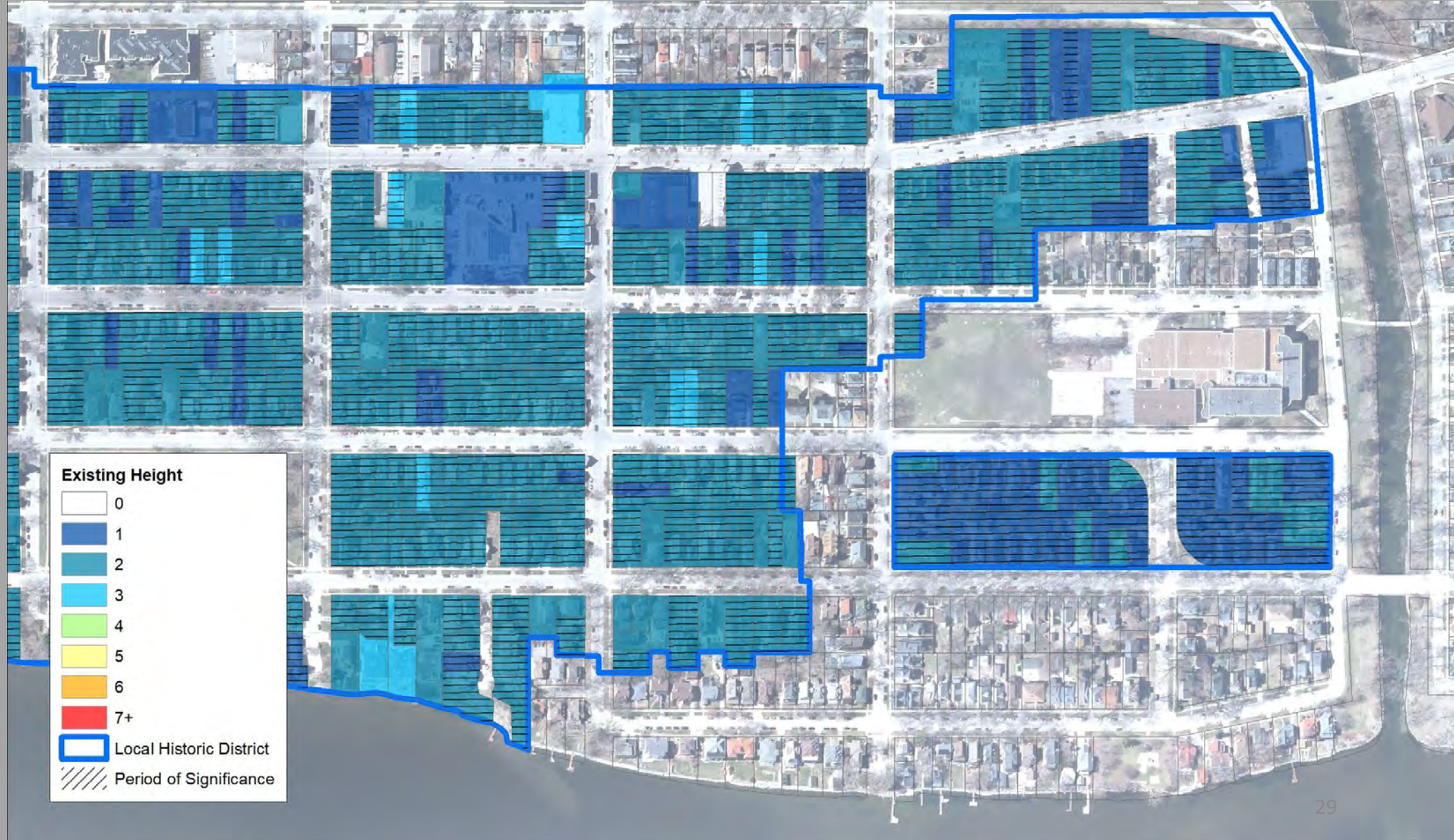
YEAR CONSTRUCTED

THIRD LAKE RIDGE – EAST & MARQUETTE BUNGALOWS



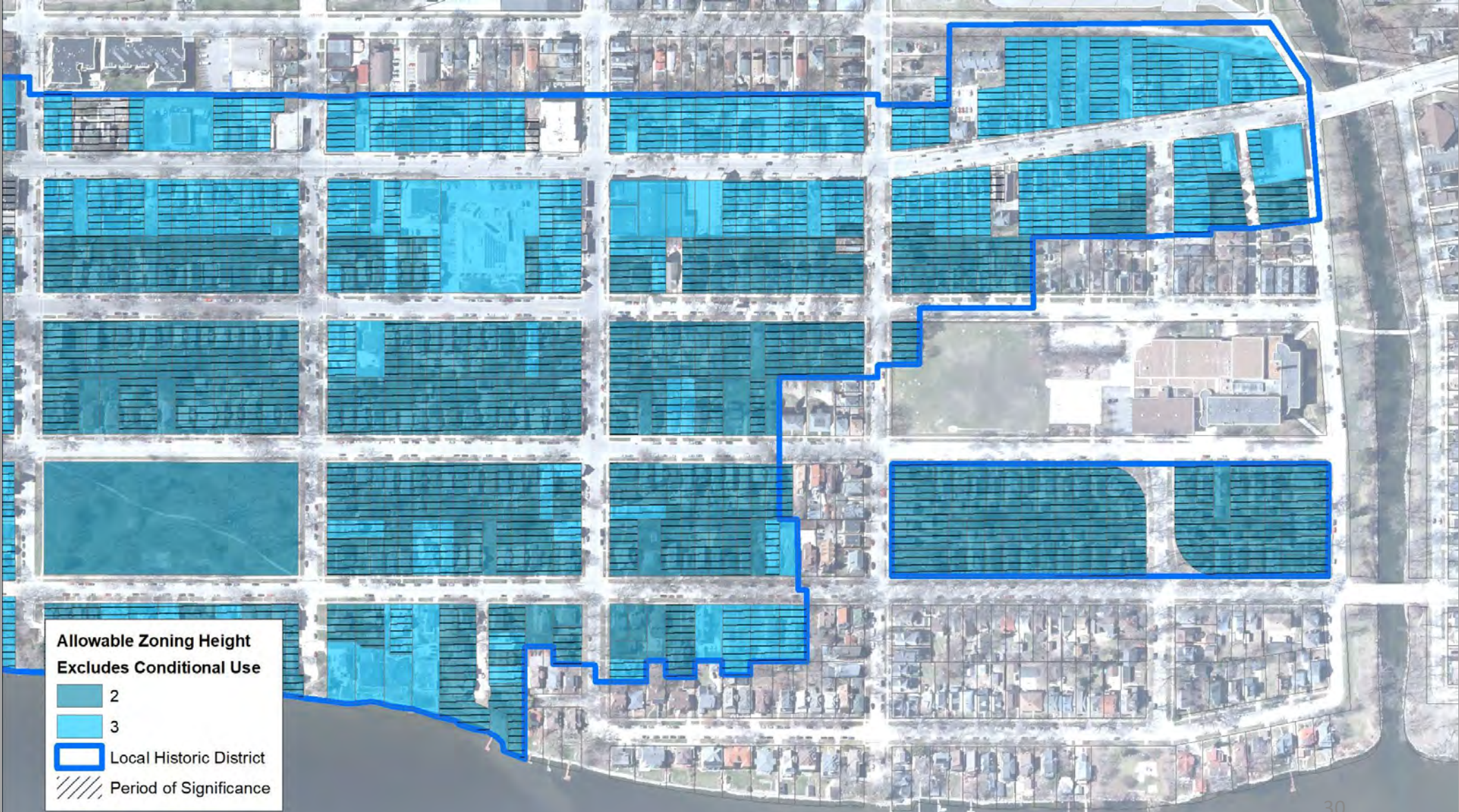
EXISTING BUILDING HEIGHT

THIRD LAKE RIDGE – EAST & MARQUETTE BUNGALOWS



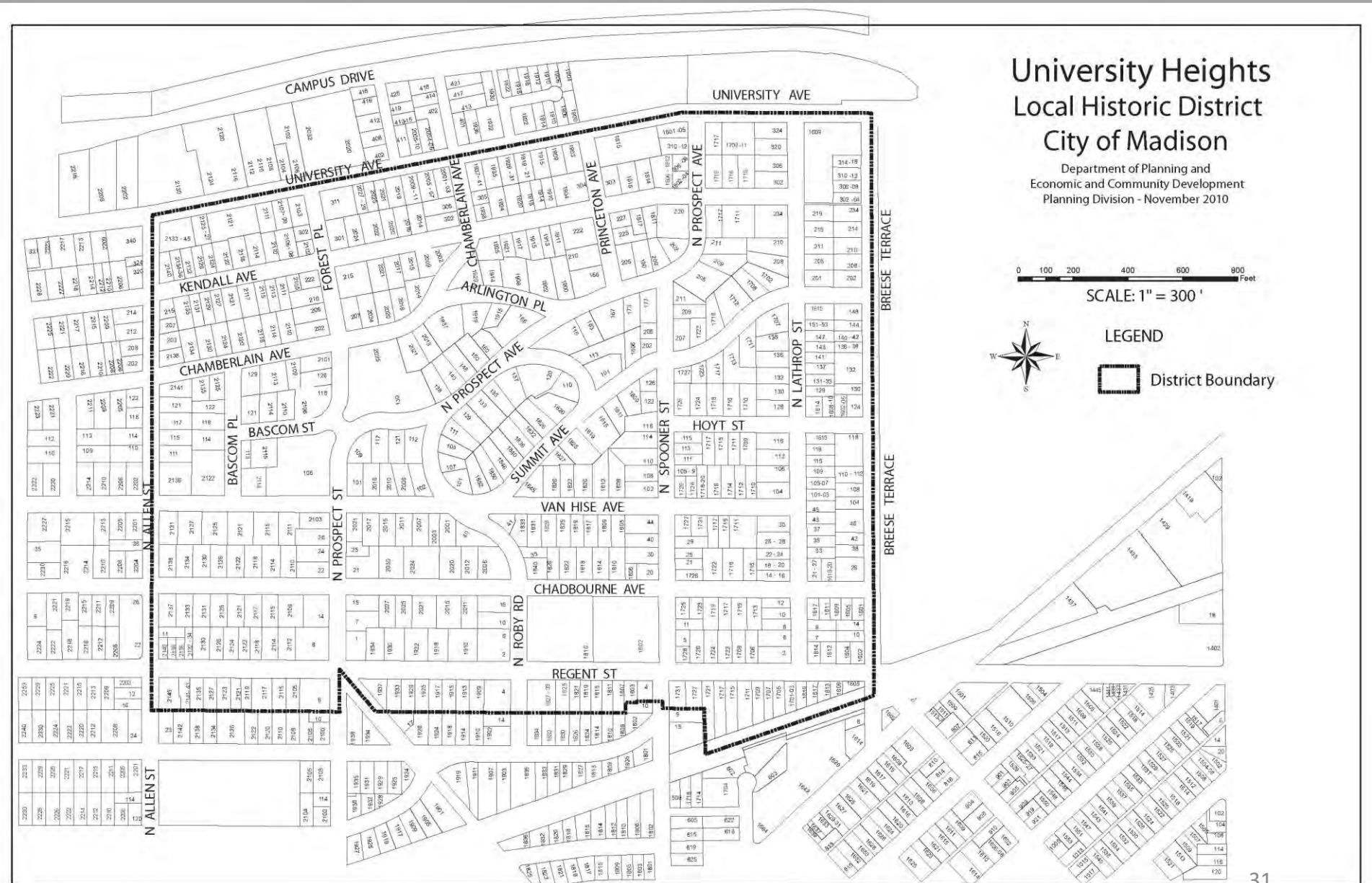
ALLOWABLE BUILDING HEIGHT

THIRD LAKE RIDGE – EAST & MARQUETTE BUNGALOWS



HISTORIC DISTRICT STANDARDS

UNIVERSITY HEIGHTS



University Heights Local Historic District City of Madison

Department of Planning and
Economic and Community Development
Planning Division - November 2010

0 100 200 400 600 800
Feet

SCALE: 1" = 300'

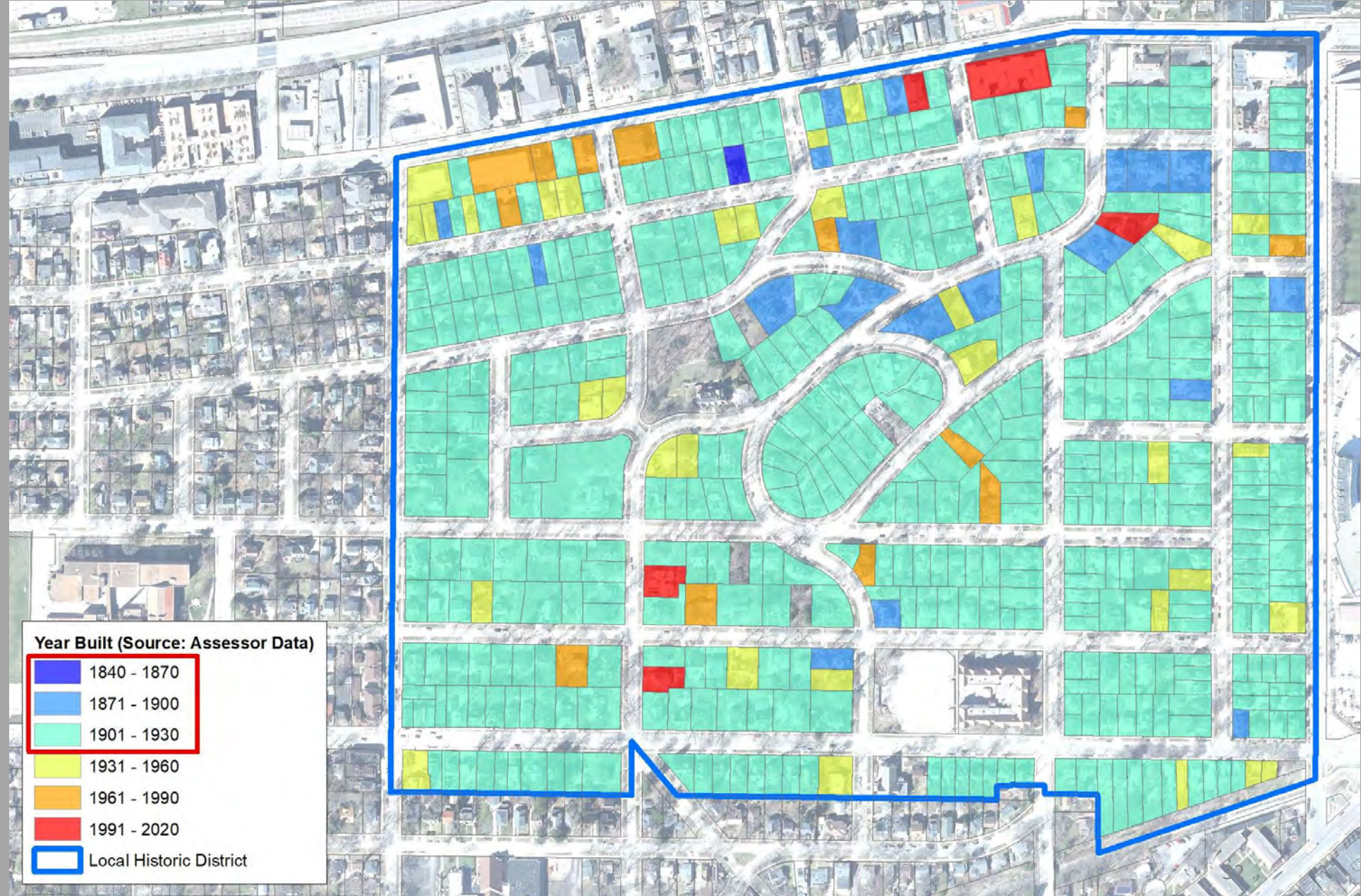


LEGEND

District Boundary

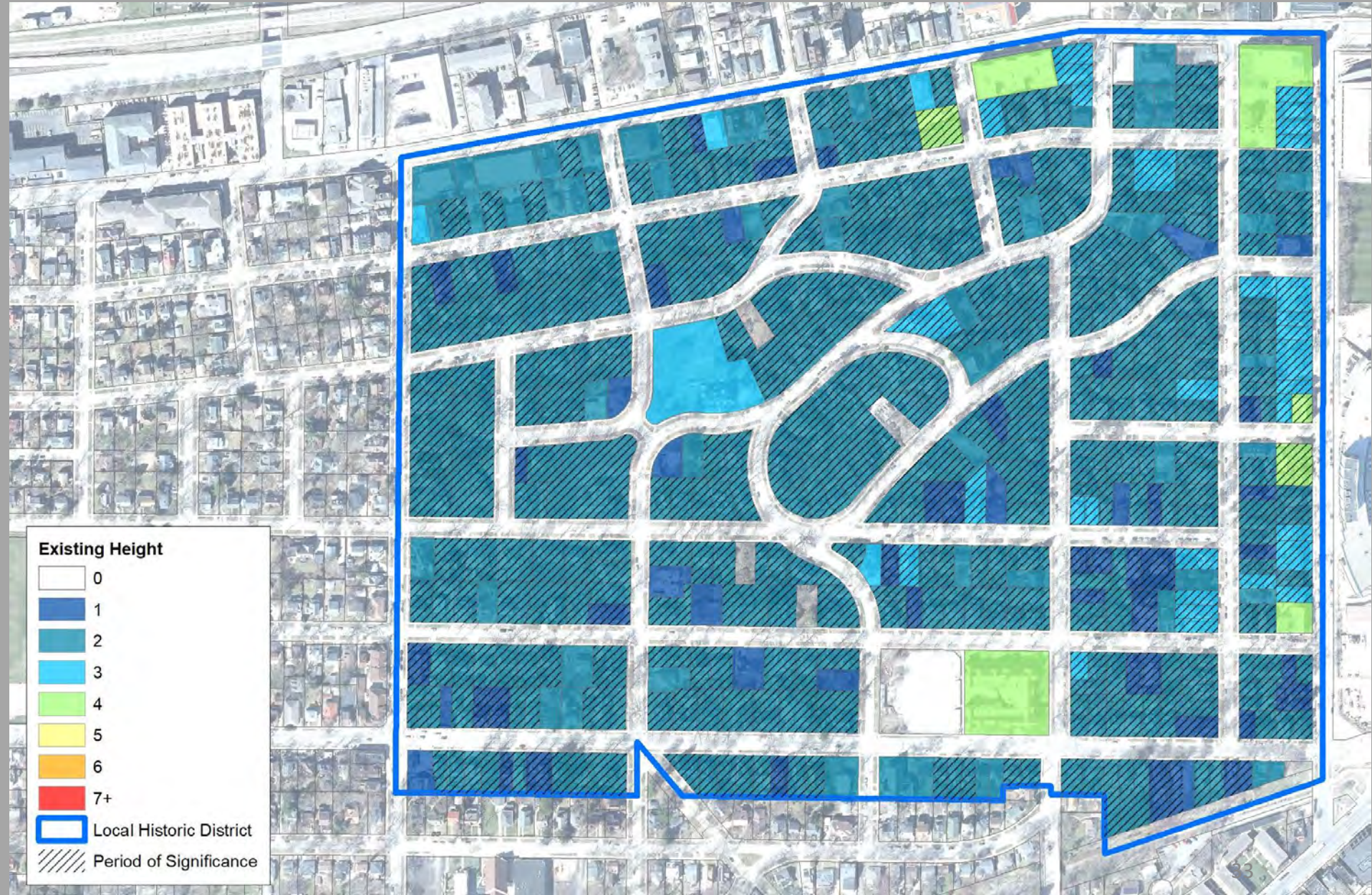
YEAR CONSTRUCTED

UNIVERSITY HEIGHTS



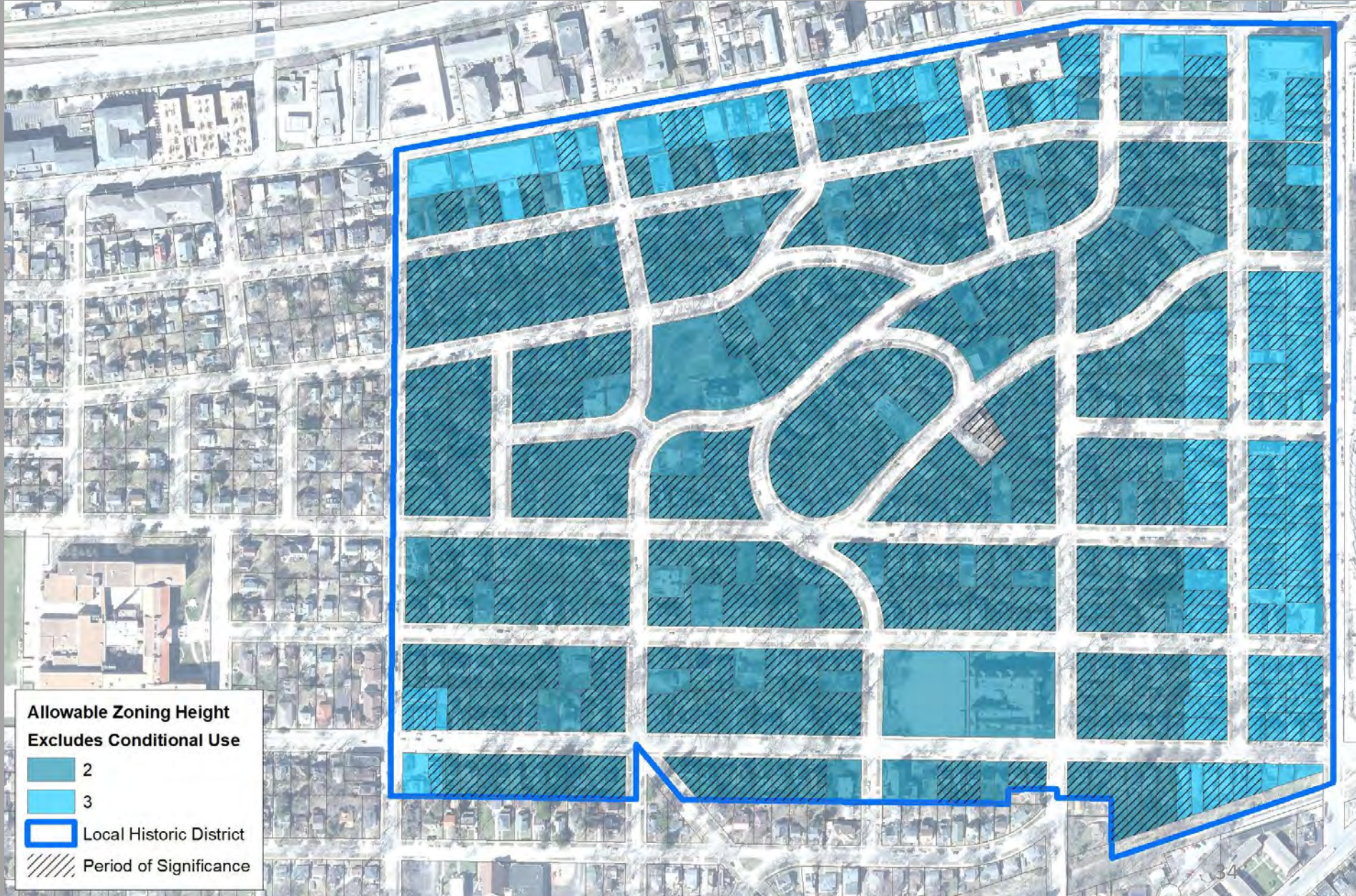
EXISTING BUILDING HEIGHTS

UNIVERSITY HEIGHTS



ALLOWABLE BUILDING HEIGHTS

UNIVERSITY HEIGHTS








AGENDA ITEM 4: OTHER PLAN CONSIDERATIONS

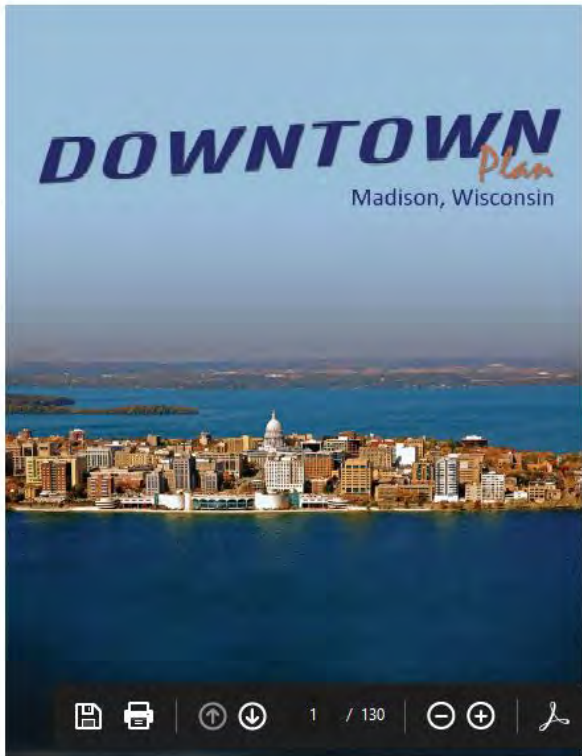


OTHER PLAN CONSIDERATIONS

ADOPTED PLANS

	
<p>University Avenue Corridor Plan</p>	
<p>Blending the Past, Present and Future October 2013</p>	
	
	


1



DOWNTOWN
Plan
Madison, Wisconsin

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Design Guidelines & Criteria for Preservation
WILLIAMSON STREET
600 - 1100 Blocks



BETTER URBAN INFILL DEVELOPMENT PROGRAM II
December 2004



Report of the Lamp House Block Ad Hoc Plan Committee

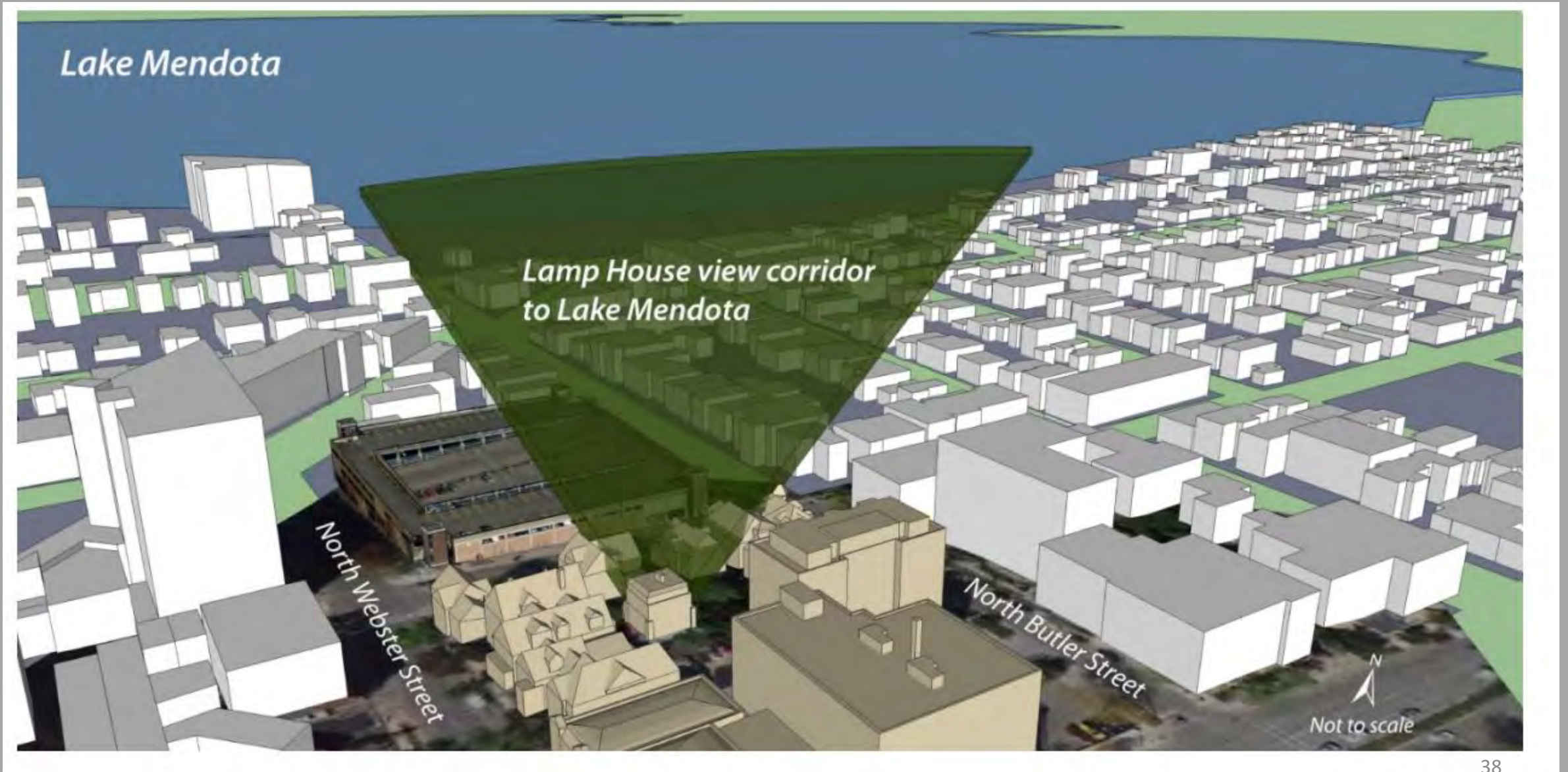
January 2014
Adopted as a Supplement to the City's Downtown Plan March 2014

AGENDA ITEM 5: DISCUSSION
RECOMMENDATIONS AND OPTIONS



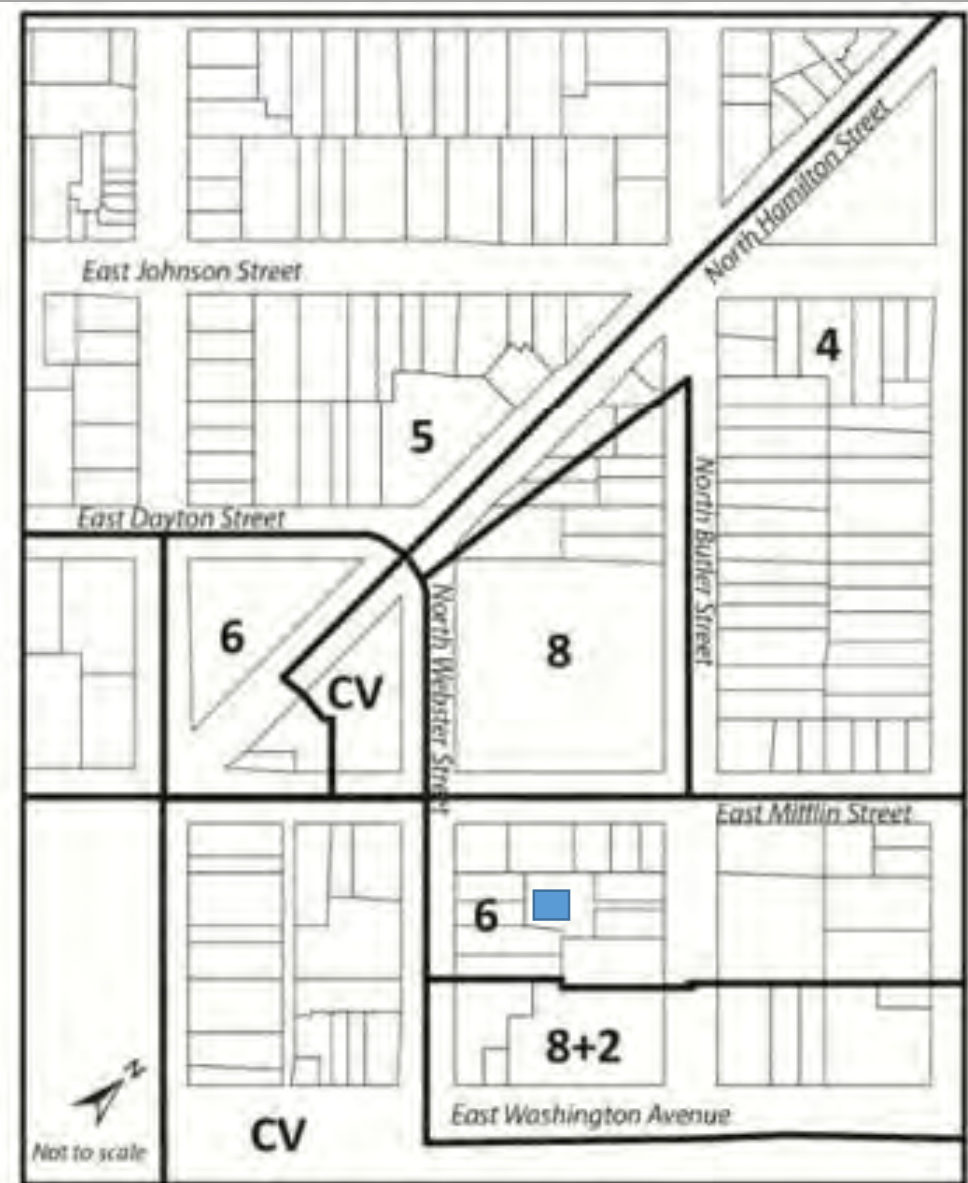
RECOMMENDATION 1

LAMP HOUSE



RECOMMENDATION 1

Lamp House



Existing Maximum Heights



Recommended Maximum Heights 39

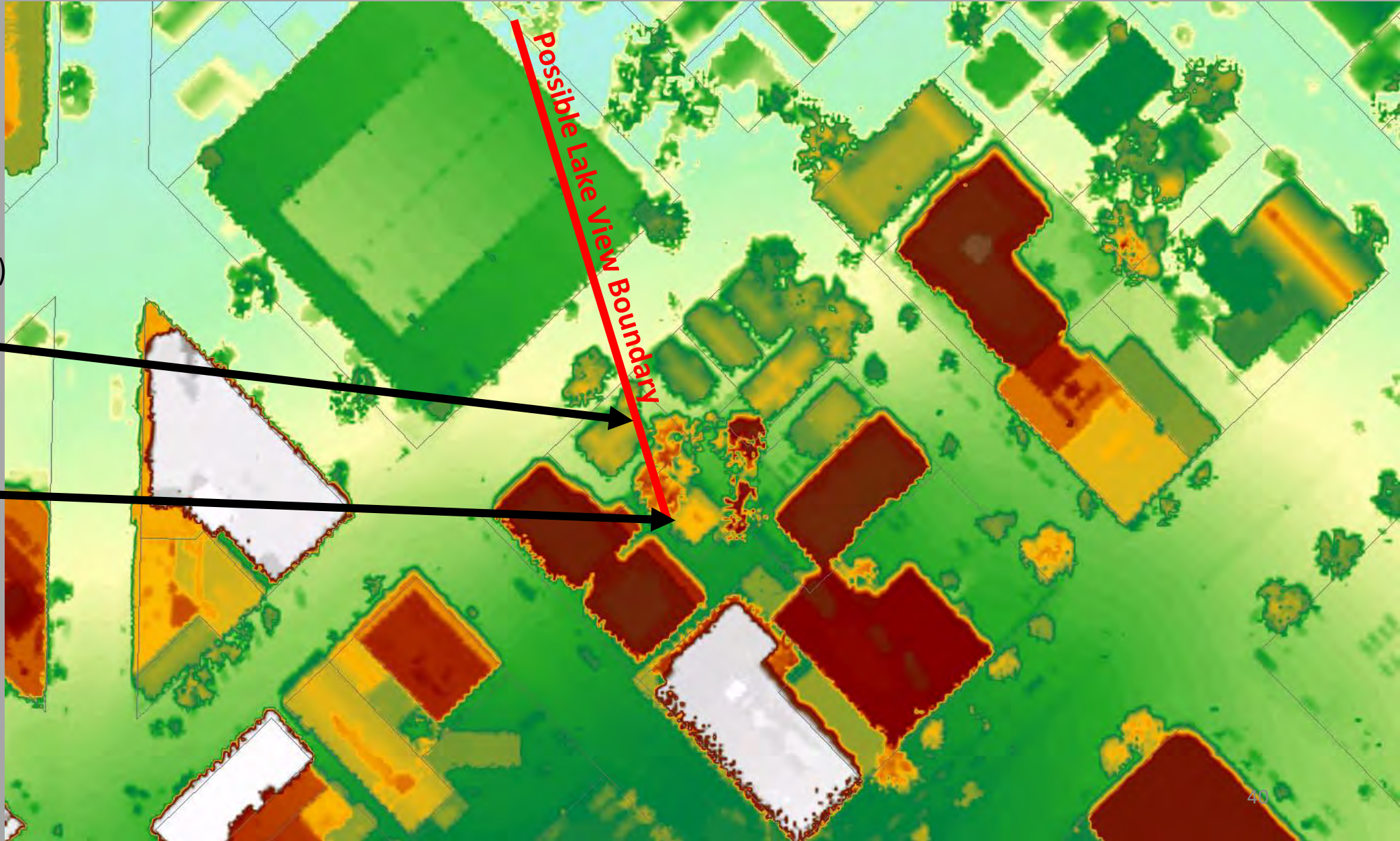
RECOMMENDATION 1

LAMP HOUSE

New Data: Dane County Digital Elevation Model (2017, 1 ft. precision)

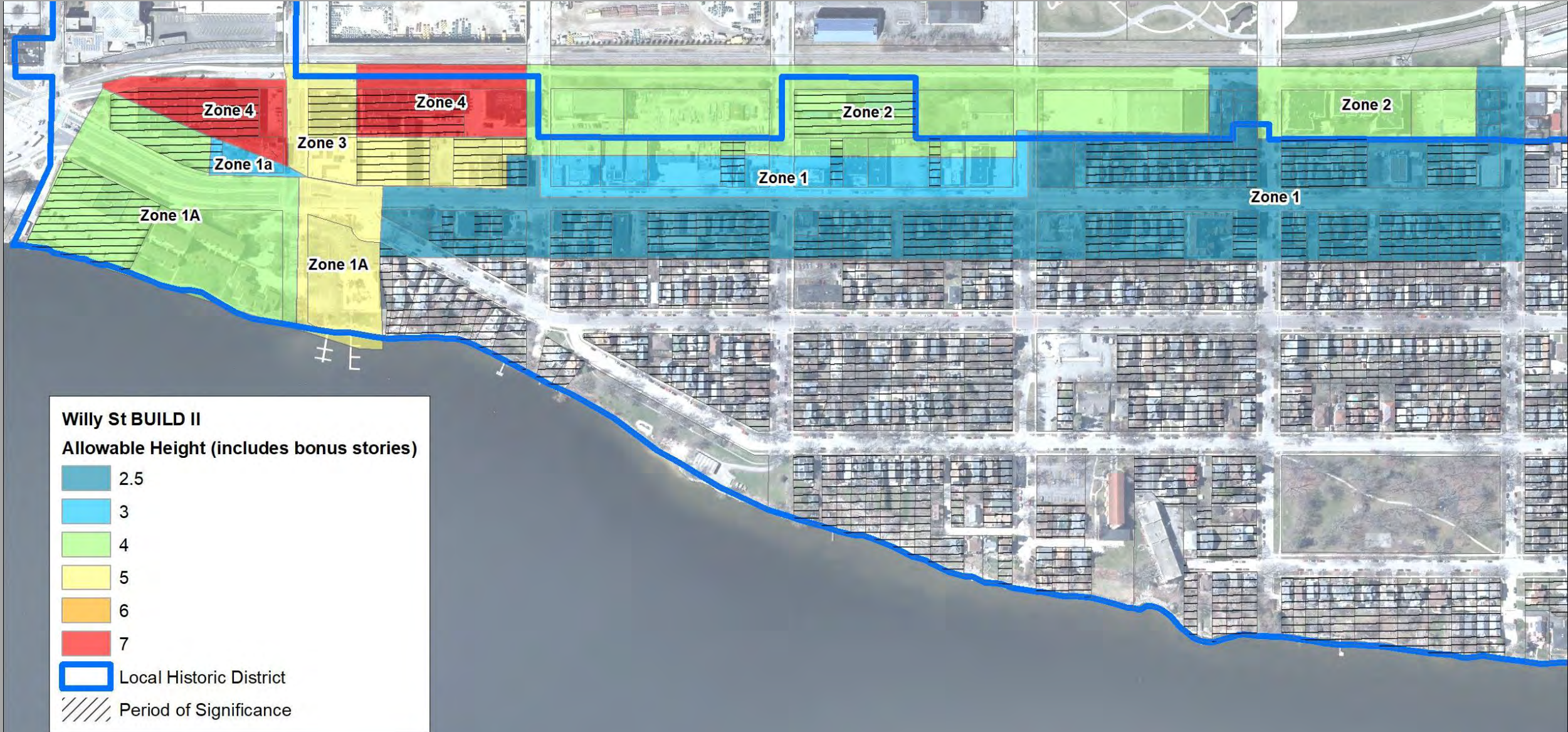
Roof Peak: 939 ft.

Lamp House Roof (flat): 942 ft



RECOMMENDATION 2

THIRD LAKE RIDGE - WEST



RECOMMENDATION 3

MANSION HILL EXAMPLE

Langdon Street Setback Analysis

Existing zoning district front setback and potential mapped setback.

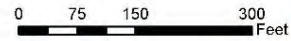


Potential mapped setbacks - Draft

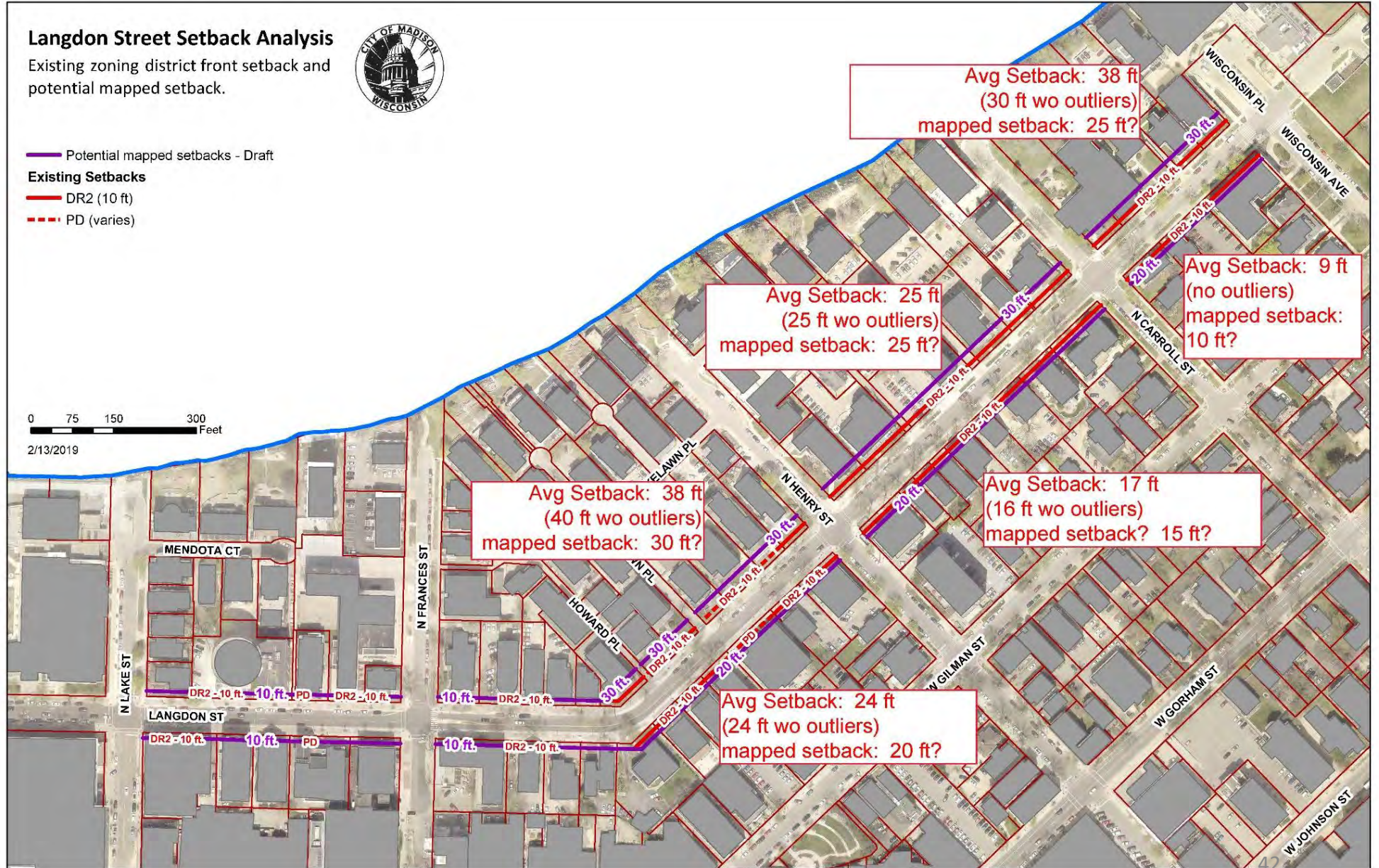
Existing Setbacks

DR2 (10 ft)

PD (varies)

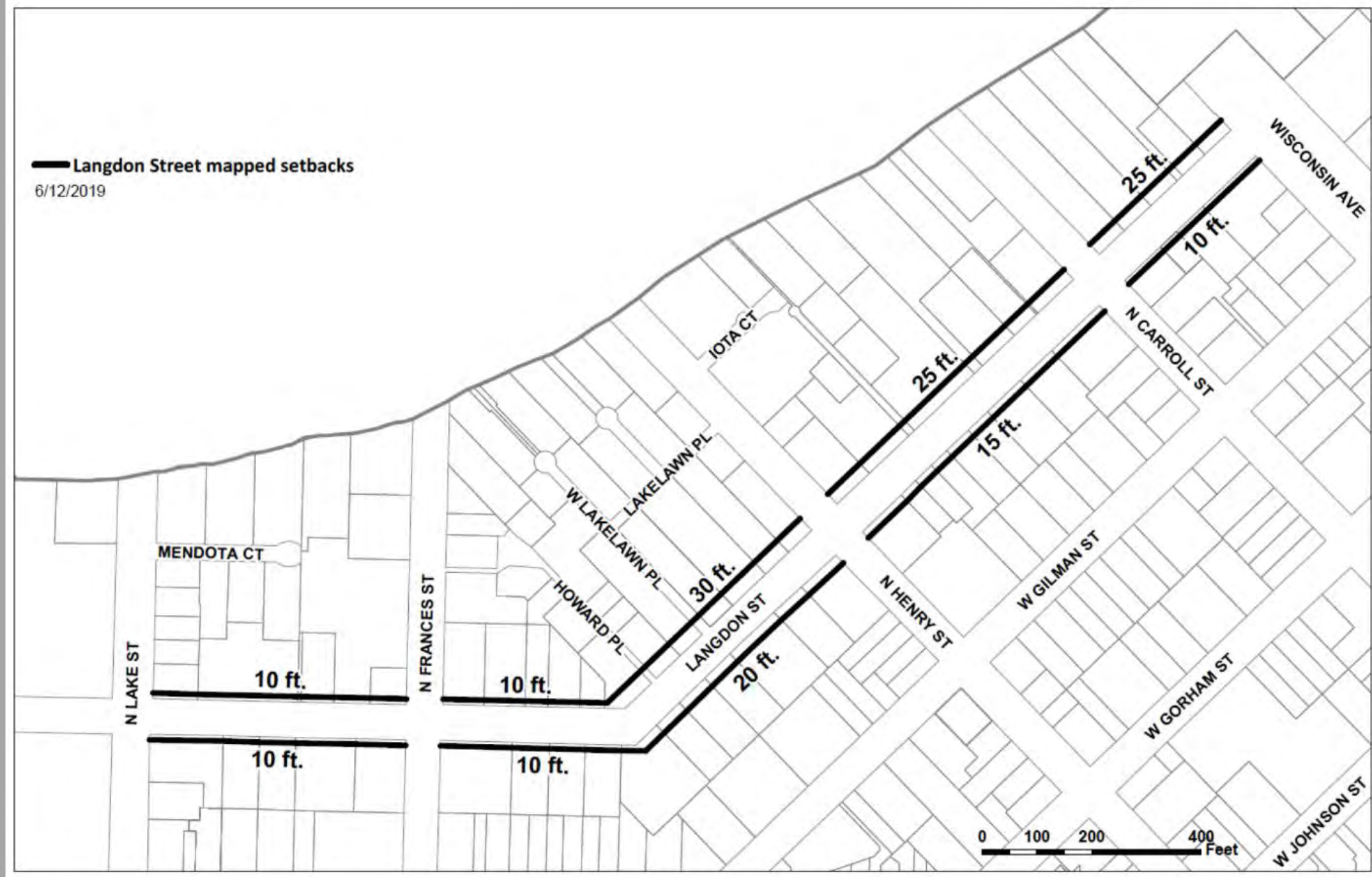


2/13/2019



RECOMMENDATION 3

MANSION HILL EXAMPLE



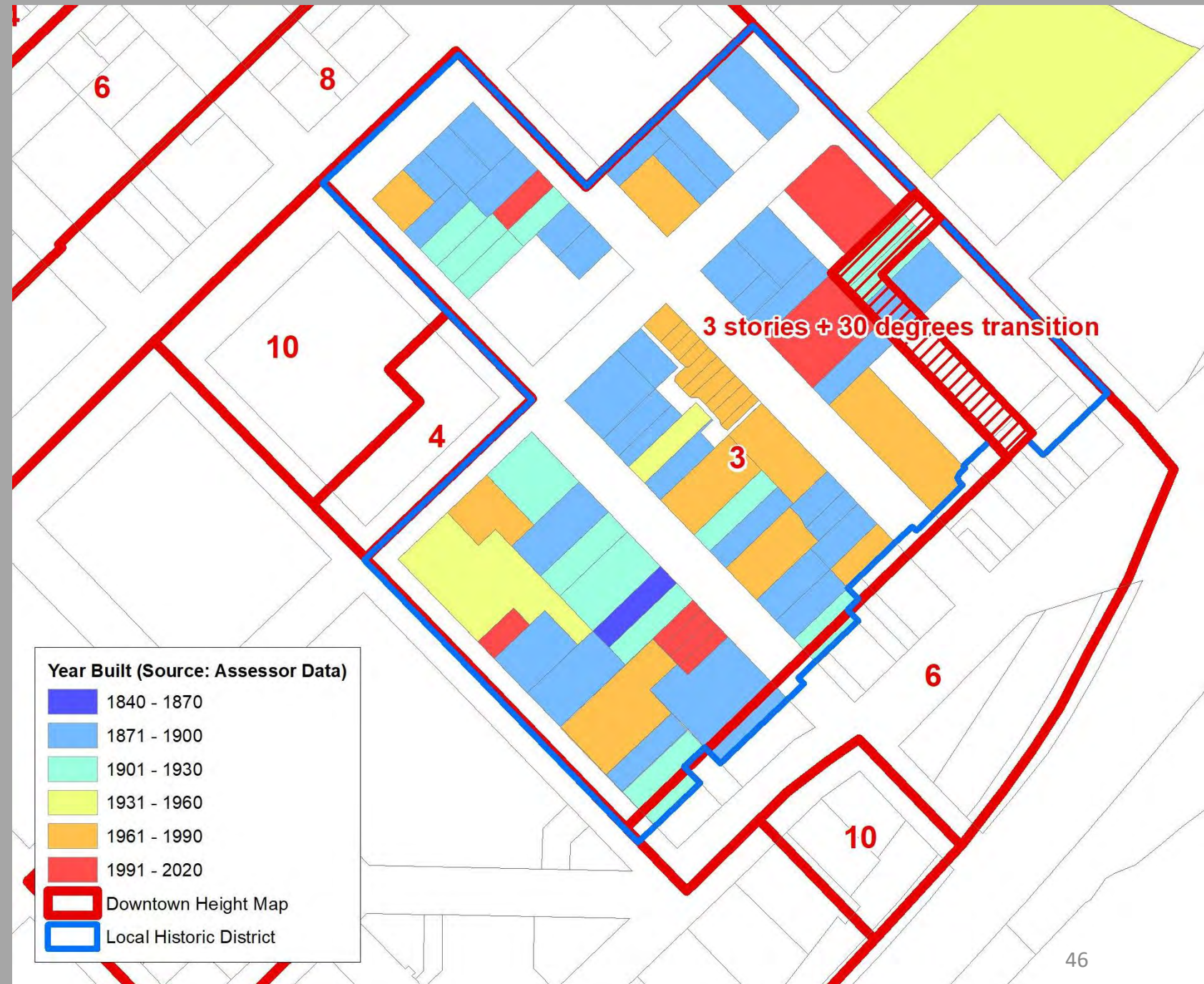
OPTION

MANSION HILL



OPTION

FIRST SETTLEMENT



DISCUSSION

