

To: Zoning Code Rewrite Advisory Committee
From: Brian Munson
CC: Rick Roll, City of Madison
Roger Guest, Veridian Homes
Jeff Rosenberg, Veridian Homes
Date: Wednesday, December 3, 2008
Re: December 9th Committee Meeting

Attached please find a technical review memo outlining some potential amendments and additions to the November 13, 2008 Draft Code Residential Districts, Commercial, and Mixed-Use Districts, and Land Use and Building Form Standards as they relate to traditional neighborhood designs.

We look forward to discussing these recommendations with the committee at the upcoming meeting and would be happy to answer any questions.

Vandewalle & Associates

120 East Lakeside Street • Madison, Wisconsin 53715
608 255-3988 • 608 255-0814 Fax • va@vandewalle.com

Shaping Places, Shaping Change

The following analysis highlights recommended changes for the creation of traditional neighborhood developments under the revised City of Madison Zoning Ordinance, 11/13/08 draft. These recommendations are based upon our experiences in partnership with Veridian Homes, in implementing mixed-residential, mixed-use walkable neighborhood such as Grandview Commons and Smith's Crossing; as well as, work with the City of Madison in the creation of the R2Y, R2Z, and Accessory Unit components of the current ordinance.

RECOMMENDED TND ZONING DISTRICTS:

The following districts would most likely be used for the creation of a mixed use, mixed residential traditional neighborhood. Districts shown in italics are recommended as additional districts and are detailed later in this document.

- Single Family *TR-P1*
- Single Family-Duplex *TR-P2*
- Four Unit to Townhome *TR-P3*
- Multi Family *TR-U2*
- Mixed Use *NMX, TSS, MXC*

RESIDENTIAL DISTRICTS (TND COMPONENTS)

The following language addresses the small lot TRP-Planned district, recommending specific adjustments to allow for the diverse needs and standards of small lot development.

TRADITIONAL RESIDENTIAL – PLANNED DISTRICT

- 1.) Split language into two separate sub-districts: Alley and Street-Accessed Single family. This split acknowledges the differing standards and needs of supplying access, and parking while maintaining a pedestrian oriented walkable environment. These differences were the origination of the division of the R2T/R2Y/R2Z split and continue to require separate standards so as to eliminate undesirable outcomes. The standards noted in highlighting indicate departures from the current zoning text draft.

Recommendation:

Alley Accessed:	Single Family	Two Flat	Twin	SF Accessory Unit
Lot Area (sq. ft.)	3,500	4,000	3,000 per unit	4,000
Lot Width	37'	40'	30' per unit	40'
Minimum Corner Lot Width	42'	45'	35' for street side unit	45'
Front Yard Setback	15'	15'	15'	15'
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30' max	no more than 20% greater than block average, up to 30' max	no more than 20% greater than block average, up to 30' max	no more than 20% greater than block average, up to 30' max
Side Yard Setback	5'	5'	5'	5'
Reversed Corner Setback	8' (10' for garage)	8' (10' for garage)	8' (10' for garage)	8' (10' for garage)
Rear Yard: Garage	2'-8" or greater than 18'	2'-8" or greater than 18'	2'-8" or greater than 18'	2'-8" or greater than 18'
Rear Yard: Corner Lot Garage	4' maximum	4' maximum	4' maximum	4' maximum
Rear Yard: Principal Structure	20'	20'	20'	20'
Maximum Height	2 stories/35'	2 stories/35'	2 stories/35'	Maximum of 2 stories or </= to principal structure height
Maximum Lot Coverage	80%	80%	80%	NA
Usable Open Space	500 sq. ft.	400 sq. ft./du	400 sq. ft./du	800 sq. ft.



Street Accessed:	Single Family	Two Flat	Twin	SF Accessory Unit
Lot Area (sq. ft.)	4,000	5,000	4,000 per unit	5,000
Lot Width	50	50	35' per unit	50
Minimum Corner Lot Width	55	55	40' for street side unit	55
Front Yard Setback	18'	18'	18'	18'
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30' max	no more than 20% greater than block average, up to 30' max	no more than 20% greater than block average, up to 30' max	no more than 20% greater than block average, up to 30' max
Side Yard Setback	5'	5'	5'	5'
Reversed Corner Setback	8' (10' for garage)	8' (10' for garage)	8' (10' for garage)	8' (10' for garage)
Rear Yard: Garage (Detached)	5'	5'	5'	5'
Rear Yard: Principal Structure	20'	20'	20'	20'
Maximum Height	2 stories/35'	2 stories/35'	2 stories/35'	Maximum of 2 stories or </= to principal structure height
Maximum Lot Coverage	60%	70%	70%	NA
Usable Open Space	500 sq. ft.	400 sq. ft./du	400 sq. ft./du	800 sq. ft.

Notes:

- Accessory Dwelling units only allowed if Primary Structure is two stories or greater than 24' in height.
- Uniform height measurement procedure needed to be defined
- Covered porches greater than 6' in depth and 10' in width may be counted for up to 25% of the usable open space required

Non-Residential Standards

Alley/Street Accessed:

Lot Area (sq. ft.)	5,000
Lot Width	60
Minimum Corner Lot Width	65'
Front Yard Setback	15'
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30' max
Side Yard Setback	5'
Reversed Corner Setback	15'
Rear Yard: Garage	NA
Rear Yard: Corner Lot Garage	NA

Rear Yard: Principal Structure

Maximum Height	20'
Maximum Lot Coverage	3 stories/35'
Usable Open Space	80%
	NA



2.) **TRP-1/TRP-2/TRP-3**

Establish a small lot TND single family only district, a small lot TND low-medium density district, and a small lot medium density district to allow for single family only lot areas, single family to duplex areas, and single family to townhome areas. Accessory Units and Non-Residential uses should be allowed by right in both districts.

TRADITIONAL RESIDENTIAL – PLANNED DISTRICT 1: Single Family, Single family Accessory Unit, Non-Residential Uses
Same Standards from TRP (revised)

TRADITIONAL RESIDENTIAL – PLANNED DISTRICT 2: Single Family, Two Flat, Twin Home, Single Family Accessory Unit, Non-Residential Uses
Same Standards from TRP (revised)

TRADITIONAL RESIDENTIAL – PLANNED DISTRICT 3: Single Family, Two Flat, Twin Home, Single Family Attached (Maximum 8 Units),
Single Family Accessory Unit, Non-Residential Uses

Same Standards from TRP (revised), plus following:

Alley Accessed:	Single-Family Attached Maximum 8 Units	Street Accessed:	Single-Family Attached Maximum 8 Units
Lot Area (sq. ft.)	2,000 per unit	Lot Area (sq. ft.)	2,500 per unit
Lot Width	18' per unit	Lot Width	25'
Minimum Corner Lot Width	25' for street-side unit	Minimum Corner Lot Width	30'
Front Yard Setback	15'	Front Yard Setback	18'
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30' max	Maximum Front Yard Setback	no more than 20% greater than block average, up to 30' max
Side Yard Setback	8' (end units)	Side Yard Setback	8' (end units)
Reversed Corner Setback	12'	Reversed Corner Setback	12'
Rear Yard: Garage	2'-8' or greater than 18'	Rear Yard: Garage (Detached)	5'
Rear Yard: Corner Lot Garage	4' maximum	Rear Yard: Corner Lot Garage	NA
Rear Yard: Principal Structure	30'	Rear Yard: Principal Structure	40'
Maximum Height	3 stories/40'	Maximum Height	3 stories/40'
Maximum Lot Coverage	80%	Maximum Lot Coverage	70%
Usable Open Space	320 sq. ft.	Usable Open Space	320 sq. ft.

Note:

- Street accessed garages may not exceed 50% of the width of the total structure at ground floor.



3.) SEPARATE GARAGE PROPORTIONING & PLACEMENT LANGUAGE FOR TRP DISTRICTS

- Alley Accessed Garage:**
Maximum area per lot: Detached garages may exceed 10% of the lot area, but may not exceed 800 square feet
- Street Accessed Garage:**
Maximum area per lot: Detached garages may exceed 10% of the lot area, but may not exceed 800 square feet
Maximum percentage of rear yard: Detached garages may occupy an area greater than 50% of the rear yard

4.) RESIDENTIAL DESIGN STANDARD

The development of a sidewall standard that creates plane breaks for all visible facades is important; however, the following language adjusts for interior lots where the full façade width is not visible from a street and has limited viewing points where the full façade width is perceived. These façade configurations are typical of alley lots with attached garages, and may also be found on alley lots with detached garages due to the proportioning of the building being typically deeper than street accessed houses. This language also clarifies that the portion of the building beyond the 40' threshold is required to be set back, as opposed to the setback impacting the placement of the entire building (per the graphic).

Sidewall Offset:

In order to avoid the monotonous appearance of long unbroken building facades from streets ~~of abutting properties~~, any portion of a building along a ~~street~~ right of way located within 18' of the street side lot line that exceeds 40' in depth shall have that portion of the building beyond the 40' measurement set back an additional 2' from the street side lot line for every foot over 40' in length.

COMMERCIAL AND MIXED USE DISTRICTS:

The following review addresses integrating mixed use districts within Traditional Neighborhoods:

NEIGHBORHOOD MIXED USE

1.) STANDARDS

- Should include parking building standards from TSS district
- 75% lot coverage too low for urban site plans, should use 85-90% standard
- Usable open space should reflect urban context and echo the TR-U standards

TRADITIONAL SHOPPING STREET

1.) STANDARDS

- 85% lot Coverage too low for higher density urban uses, should use up to 95% lot coverage
- Drive-through uses may be accommodated as a conditional use within these street types, provided they are placed behind the primary building (rear yard) and are appropriately screened from adjoining streets or residential uses

COMMERCIAL CENTER

1.) STANDARDS

- Conditional use threshold should match 45,000 sq. ft./user of other districts



LAND USE AND BUILDING FORM STANDARDS

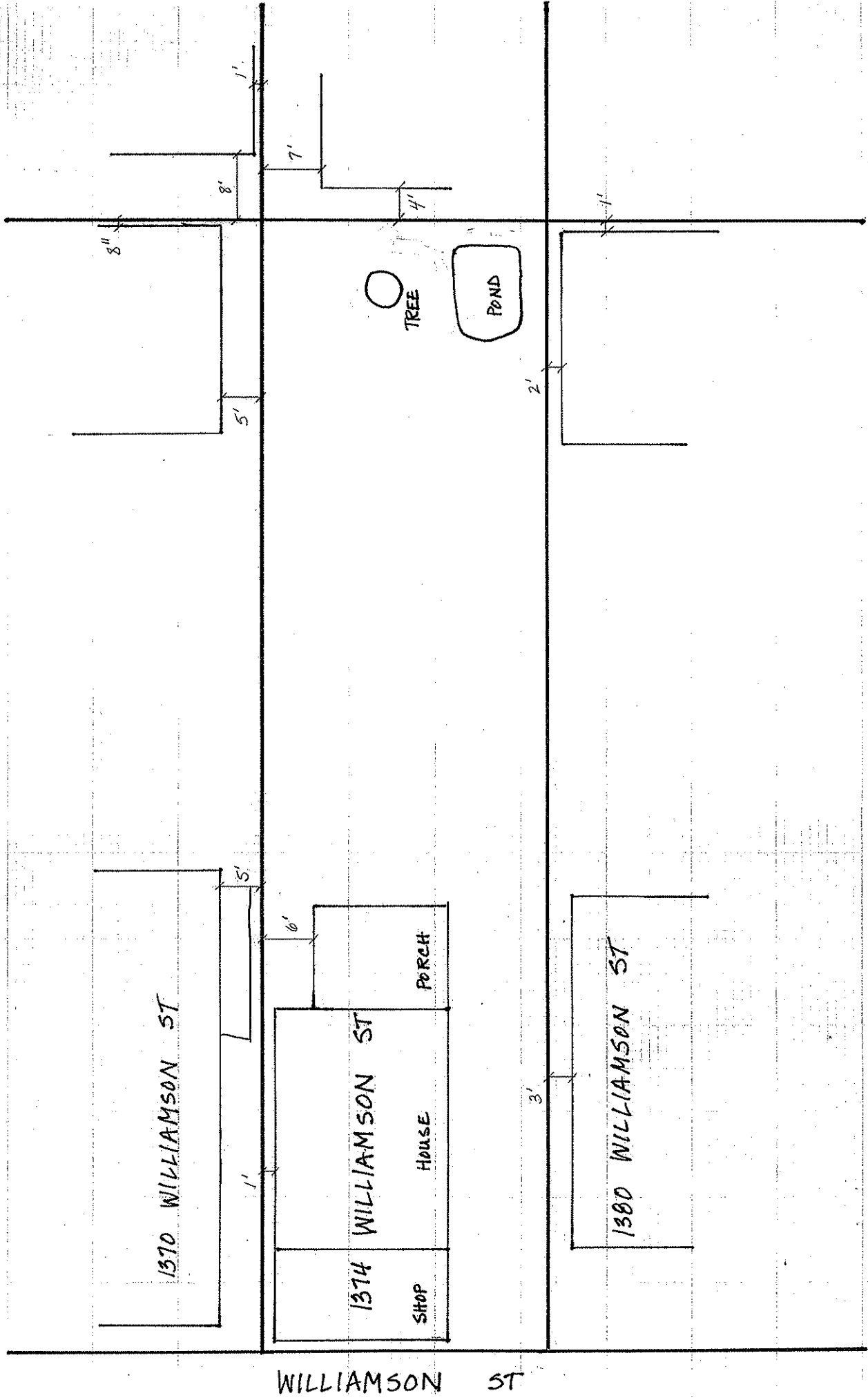
The following comments pertain to the Land Use and Building Forms section:

- 1.) **SINGLE FAMILY DETACHED BUILDINGS**
Street-facing garage standards will create a large amount of non-conforming homes. This is a critical issue as it will impact future permitting, lending, and sales of non-conforming structures, many of which cannot be brought into conformance.
- 2.) **Two-Family, Twin**
Graphic shown violates the 50% rear yard coverage for a detached rear yard garage.
- 3.) **Maximum Length**
160' maximum length should be allowed to be exceeded as a conditional use for all multi-family districts, while continuing to require the appropriate plane breaks.

GENERAL COMMENTS:

- 1.) Add a definition for a plane break
For example, does a first floor offset for commercial entrances or windows count as a plane break if it does not extend to upper floors?
- 2.) Useable Open Space definition should be clarified as to how the current dimensional standards will or will not be applied. Is a paved patio (non-pervious) excluded from use as part of the required usable open space?
- 3.) Add a uniform height measurement procedure, consistent across City Departments.
- 4.) Integrate requirements from State Building Code and adopted City Fire Code (International Fire Code).





WILLIAMSON ST

January 14, 2009

To: Zoning Code Rewrite Committee

From: John Coleman and Peter Wolff, for the Marquette Neighborhood Association (MNA) Preservation and Development Committee

We have two concerns we would like to bring to the attention of the committee. First, the MNA Preservation and Development Committee has been reviewing the preliminary draft of the consultant's proposal for zoning of mixed-use areas in traditional neighborhoods, particularly as it applies to Williamson Street. We have found a number of instances in which the relevant zoning code description differs significantly from both our neighborhood plans and BUILD plans that were developed with neighborhood participation and have been approved and adopted by the City.

On January 27th we will be meeting with the consultant, along with City Planning staff, to discuss our specific case, as well as the more general question of how the new zoning code will interact with existing neighborhood plans and other planning documents, such as BUILD plans to insure that the information in these plans is preserved in the planning and development process of the city, and how the zoning code should reflect this function. We assume you will agree that this is an important concern, and hope you will support our efforts to deal with this issue.

Second, in our initial discussions with the committee and city staff concerning adequate opportunity for neighborhood input into the rewrite process, it appeared that there would be a two month period at the end of each of the two major phases of the process that would be available as a public review period prior to the sending of drafts to the City Council for referral to City committees. While we understand that a number of delays in the process have eaten significantly into this potential review time, we still think that some period of public review before the official approval process begins is important. Rick Roll has informed us that he is trying to find a way to include a reasonable review period, and we ask for your support in this effort.

Thank you,

John Coleman and Peter Wolff for the MNA P/D Committee