



## Department of Planning and Community & Economic Development Planning Division

---

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
(TTY/TEXTNET) 866 704 2318  
FAX 608 267-8739  
PH 608 266-4635

February 22, 2011

FROM: City of Madison Planning Division

TO: Common Council

### UPDATE ON ZONING CODE REWRITE

The City has been working on a complete rewrite of the zoning code since late 2007. In December 2007, the City retained the services of Cunningham Group Architecture, P.A. to draft a new zoning code and map for the City of Madison. The Zoning Code Rewrite Advisory Committee (Advisory Committee) was appointed by the Mayor in 2008 and met 14 times between April 2008 and July 2009 to review and comment on the draft zoning code.

Based on this review, a proposed zoning code was introduced by ordinance at the Common Council meeting on September 8, 2009 and was then referred by the Common Council to the following committees and commissions: Sustainable Design and Energy Committee, Madison Arts Commission, Long-Range Transportation Planning Committee, Urban Design Commission, and Housing Committee. Each of these bodies reviewed the proposed zoning code and offered their recommendations on the proposed code to the Plan Commission. Staff compiled all committee/commission recommendations in a memorandum which was distributed to the Plan Commission for its review and consideration. The Plan Commission reviewed and considered all committee and commission recommendations it received. During the Plan Commission review process, staff prepared a series of memorandums that summarized issues and included recommendations regarding those issues associated with the proposed zoning code. The Plan Commission held a public hearing on the proposed zoning code on June 21, 2010 and completed its review of the document on November 15, 2010.

Since late 2007, City staff and the consultants have met with over 100 boards, committees, commissions, neighborhoods, groups and individuals to review the proposed zoning code. The Plan Commission met 29 times between February 2008 and November 2010 to review the code. Staff have spent hundreds of hours working on the code, drafting support memorandums and attending meetings.

Now that the Plan Commission and various boards, commissions and committees have completed their reviews of the proposed code and provided their recommendations, a substitute ordinance will be sent to the Common Council for a public hearing, followed by code adoption. The adopted code will not take effect until a new zoning map is completed and adopted, likely in late 2011. The Zoning Code Rewrite Advisory Committee and the Plan Commission will begin working on the downtown zoning districts and zoning maps in 2011. Extensive public outreach will be provided as the maps are prepared and revised.