



Zoning Code Rewrite: Draft Zoning Map

Presented to the Plan Commission
February 9, 2012

Draft Discussion Zoning Map 1

City of Madison | AUGUST 10, 2011

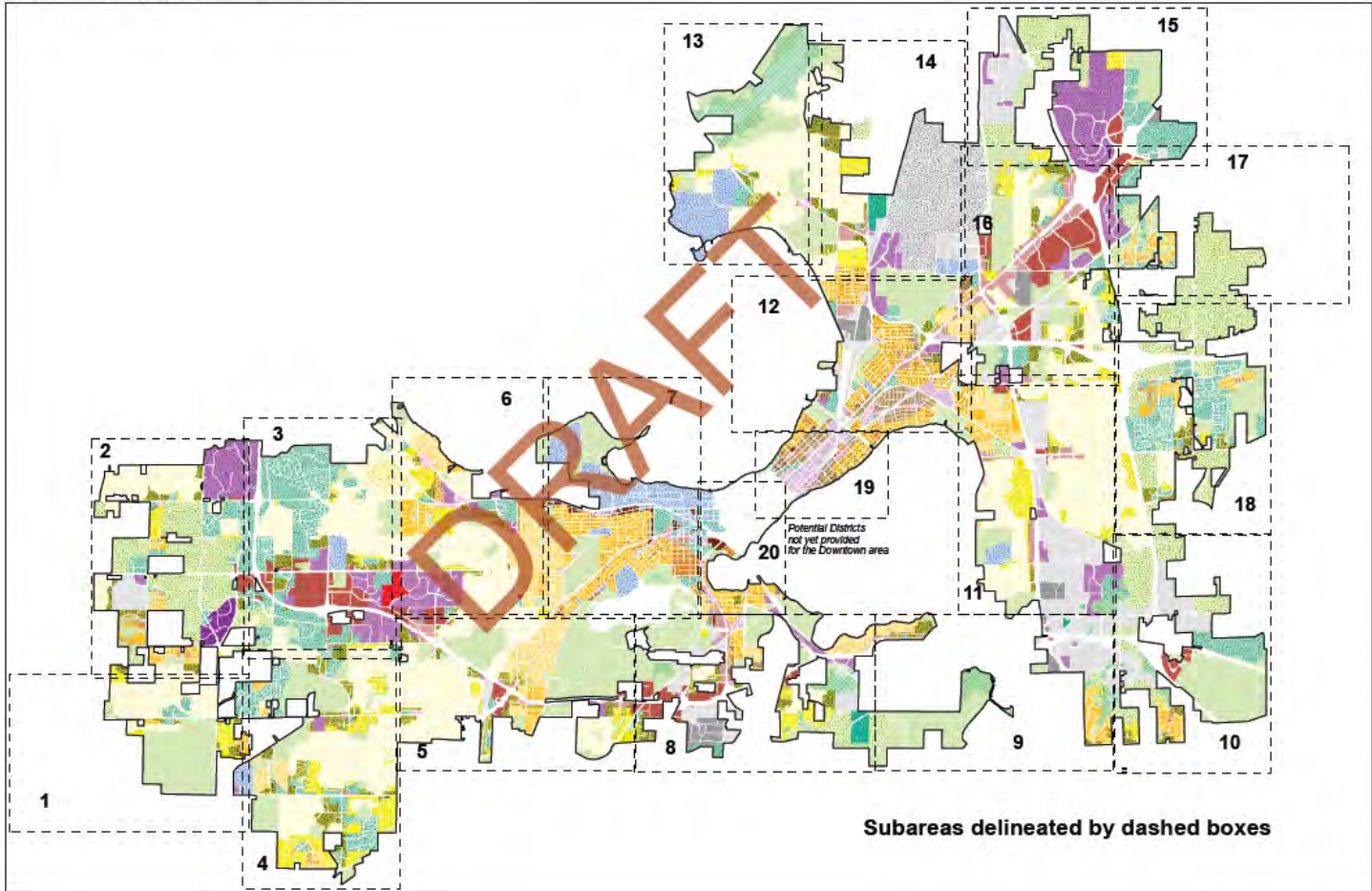
Potential Districts

- 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

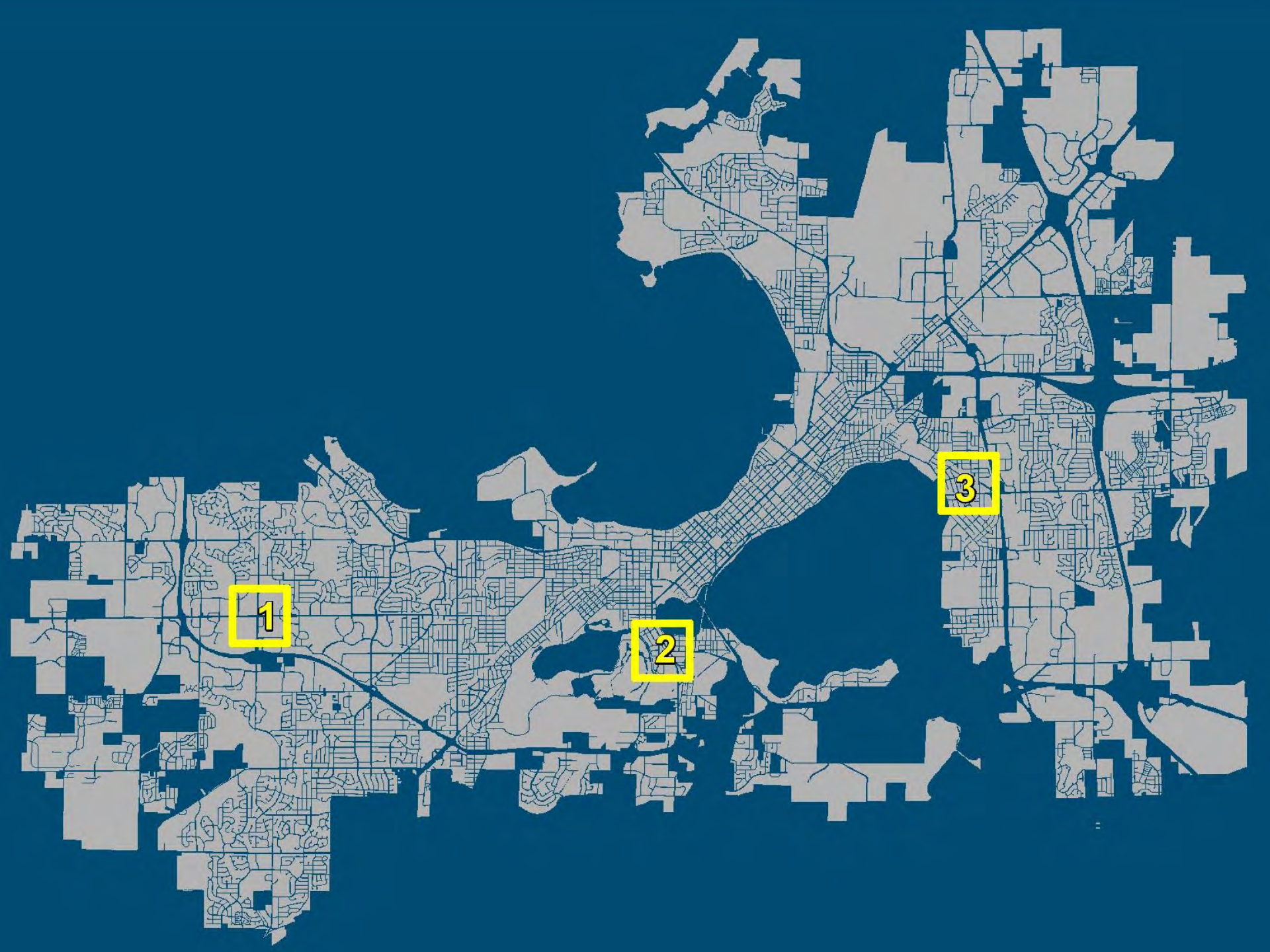
Wetland Overlay



Prepared by
City of Madison
Planning Division
and Zoning Staff



Subareas delineated by dashed boxes



1

2

3



S. Gammon Rd.

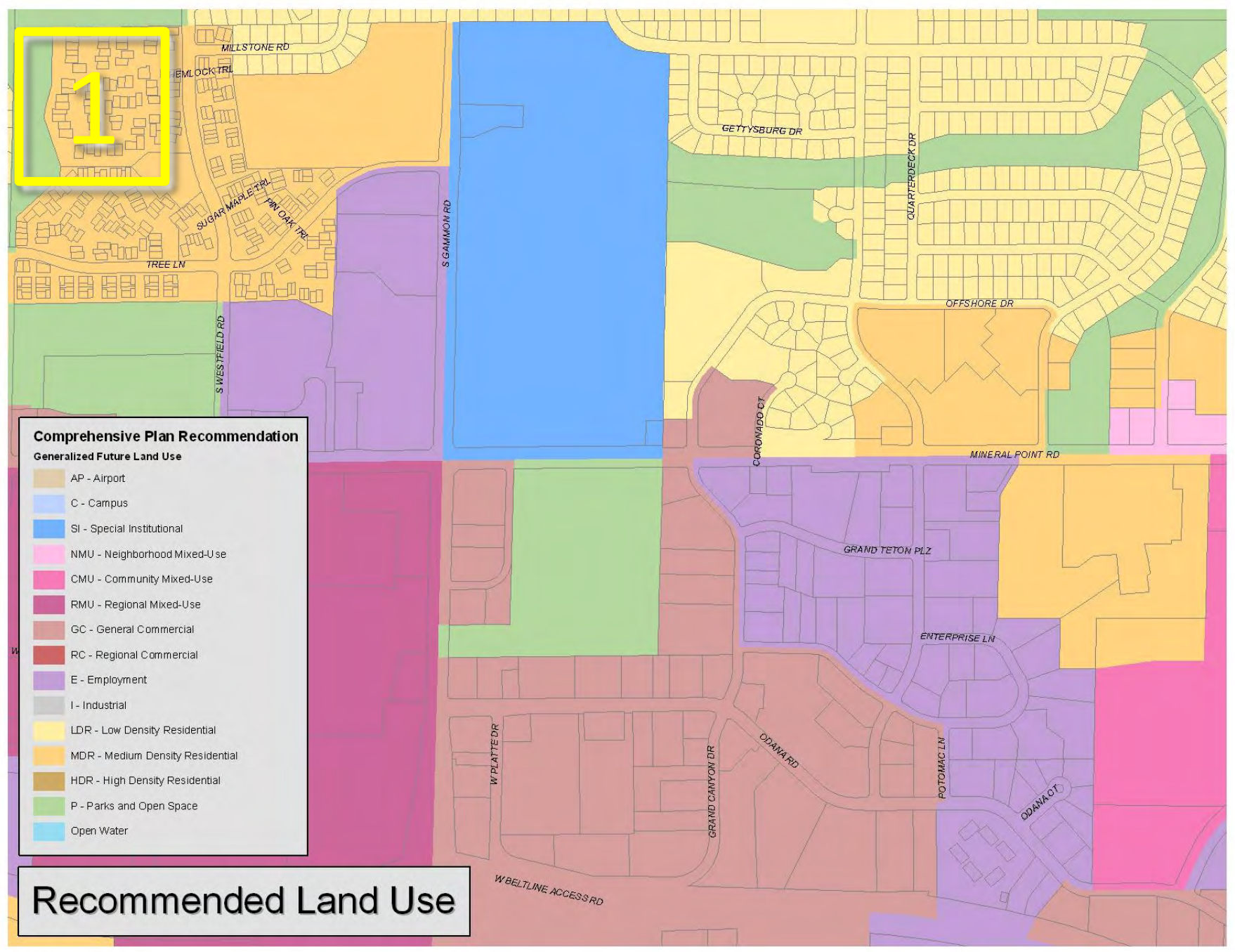
Mineral Point Rd.

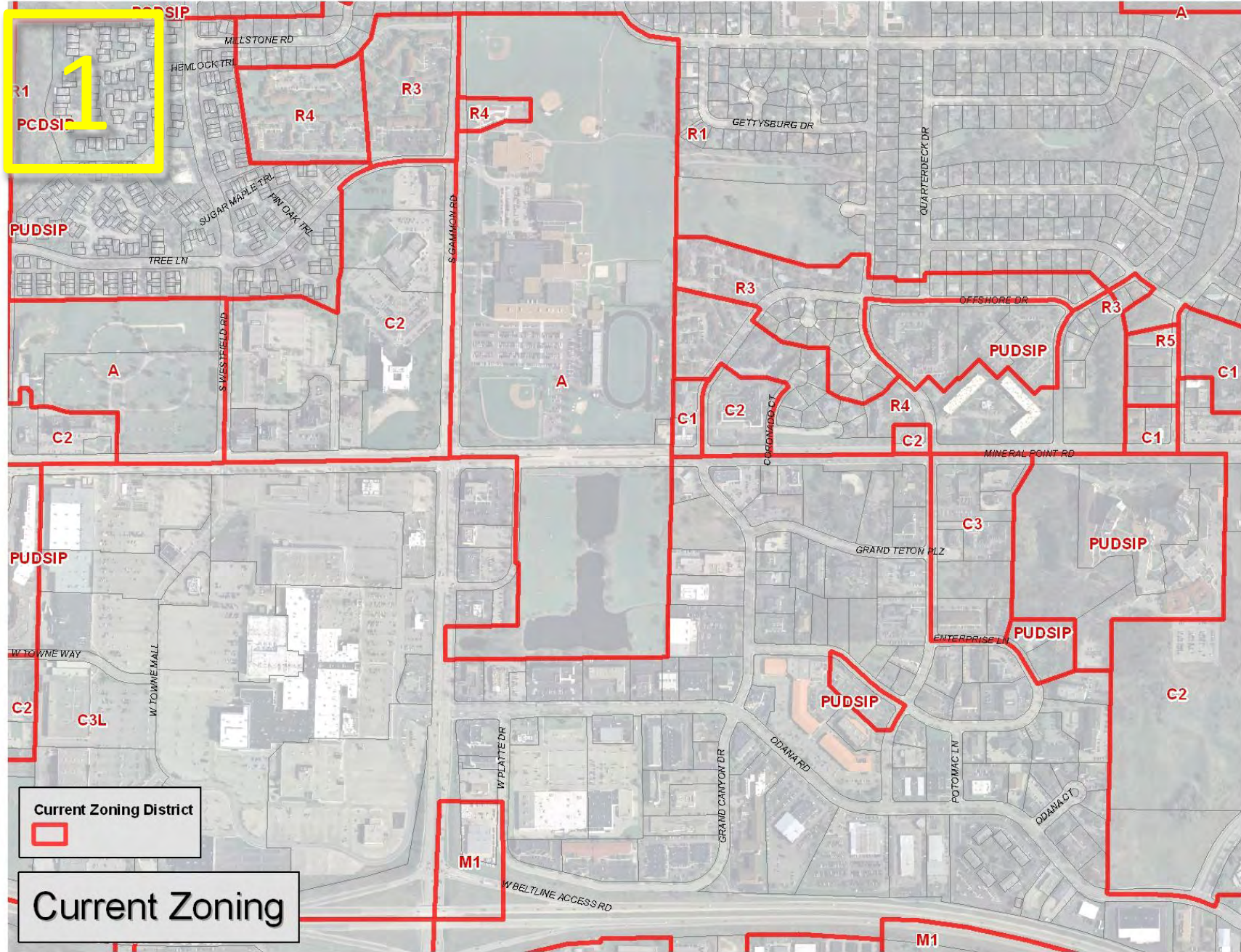




Comprehensive Plan Recommendation	
Generalized Future Land Use	
	AP - Airport
	C - Campus
	SI - Special Institutional
	NMU - Neighborhood Mixed-Use
	CMU - Community Mixed-Use
	RMU - Regional Mixed-Use
	GC - General Commercial
	RC - Regional Commercial
	E - Employment
	I - Industrial
	LDR - Low Density Residential
	MDR - Medium Density Residential
	HDR - High Density Residential
	P - Parks and Open Space
	Open Water

Recommended Land Use





Current Zoning District



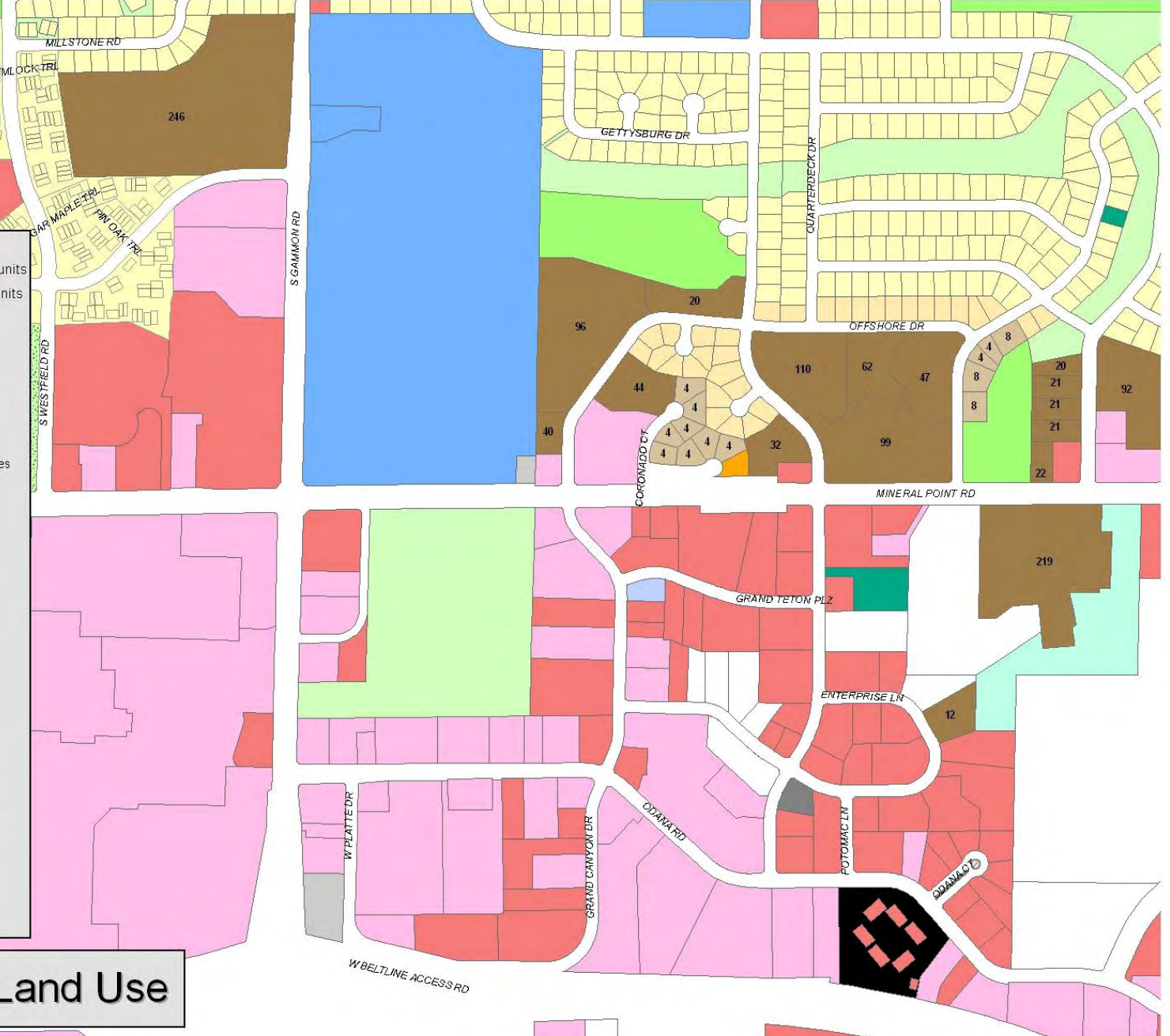
Current Zoning



Existing Land Use

	One unit		4-8 units
	Two unit		>8 units
	Three unit		
	Group quarters		
	Mobile home parks		
	Other residential		
	Retail Sales		
	Business/Retail Services		
	Ind. Non-Mfg		
	Ind. Mfg		
	Communication		
	Churches		
	Schools		
	Government		
	Govt Services		
	Farms		
	Animal Husbandry		
	Conservation		
	Cemeteries		
	Recreation		
	Ntr Exhibits&HistSites		
	Auto Parking		
	Undeveloped		
	Transportation		

Existing Land Use



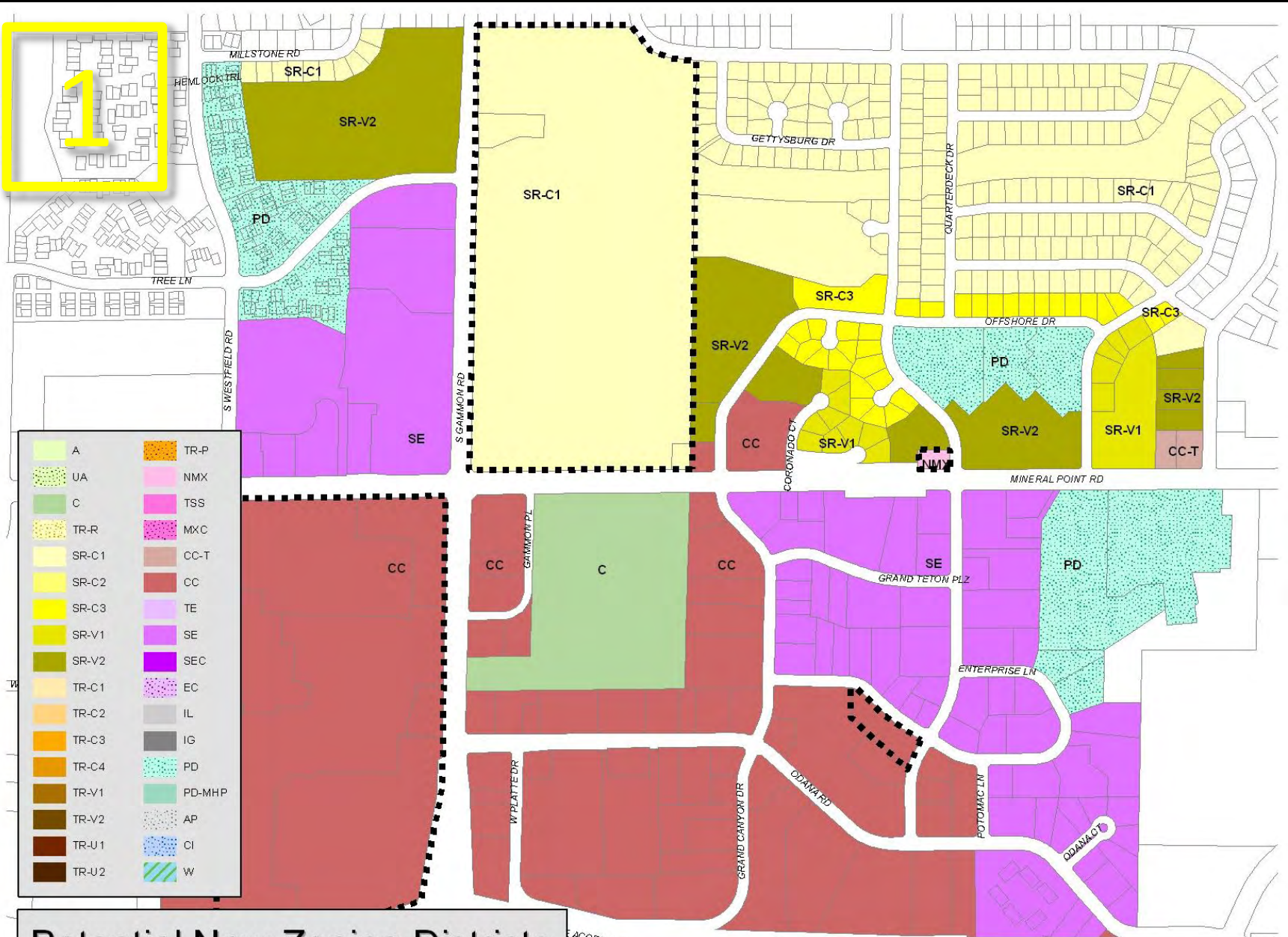
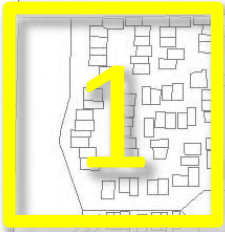


Southwest Neighborhood Plan

**Southwest
Neighborhood
Plan**

January 2008





Potential New Zoning Districts

Prepared for 6/22/11 ZCRAC Discussion



1



MINERAL POINT RD

1



Future Land Use Recommendation: Medium-Density Residential

1



Potential District: NMX Neighborhood Mixed-Use



2

Fish Hatchery Rd.
S. Park St.



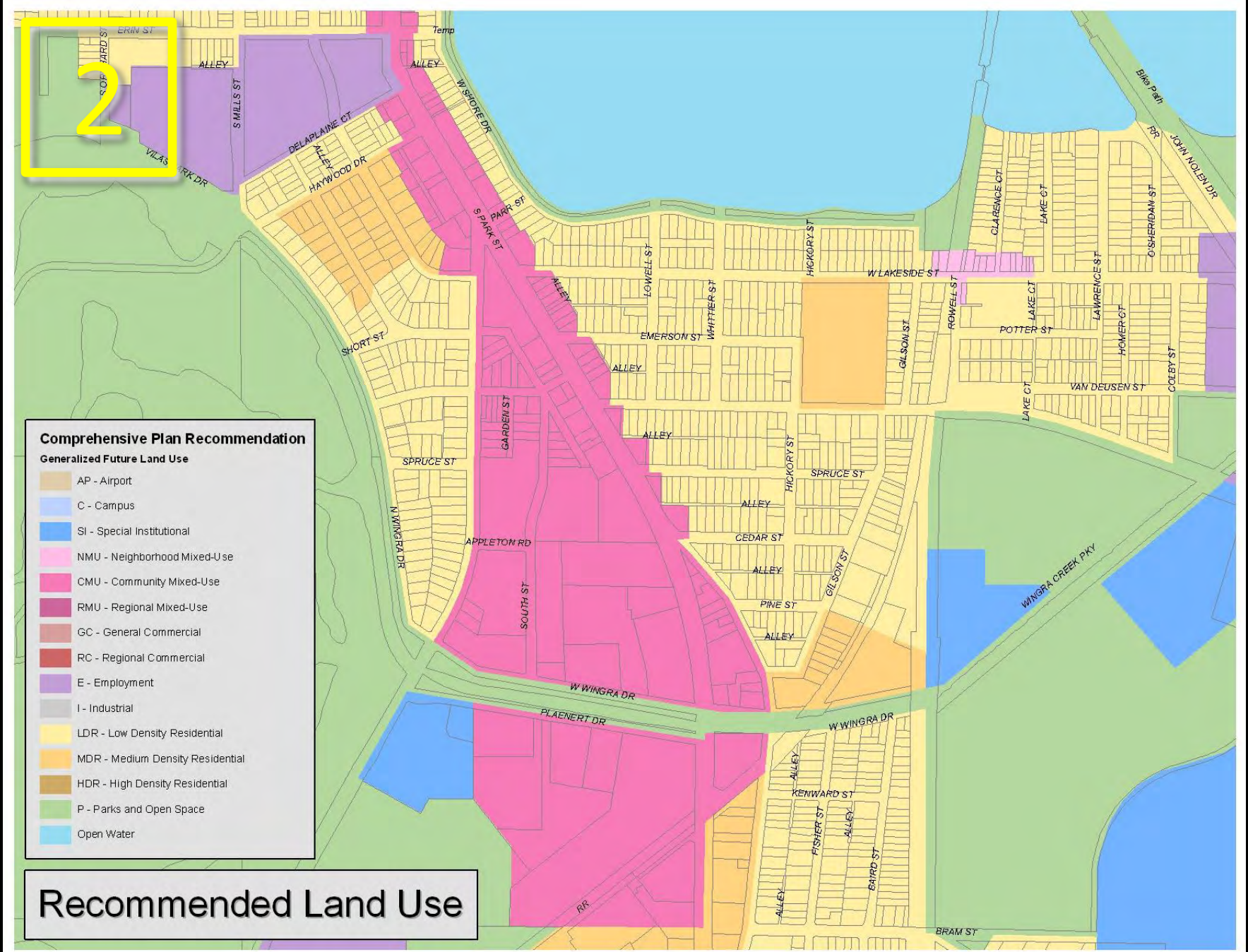


Comprehensive Plan Recommendation

Generalized Future Land Use

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- Open Water

Recommended Land Use





South Madison Neighborhood Plan

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

South Madison Neighborhood Plan

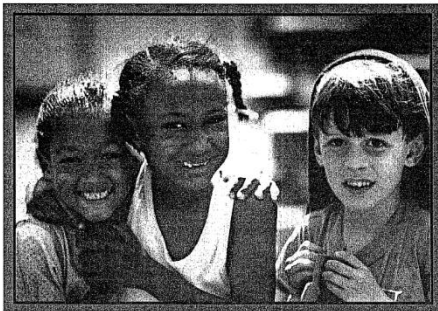


January 2005



Bay Creek Neighborhood Plan

Bay Creek

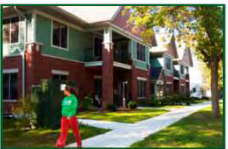
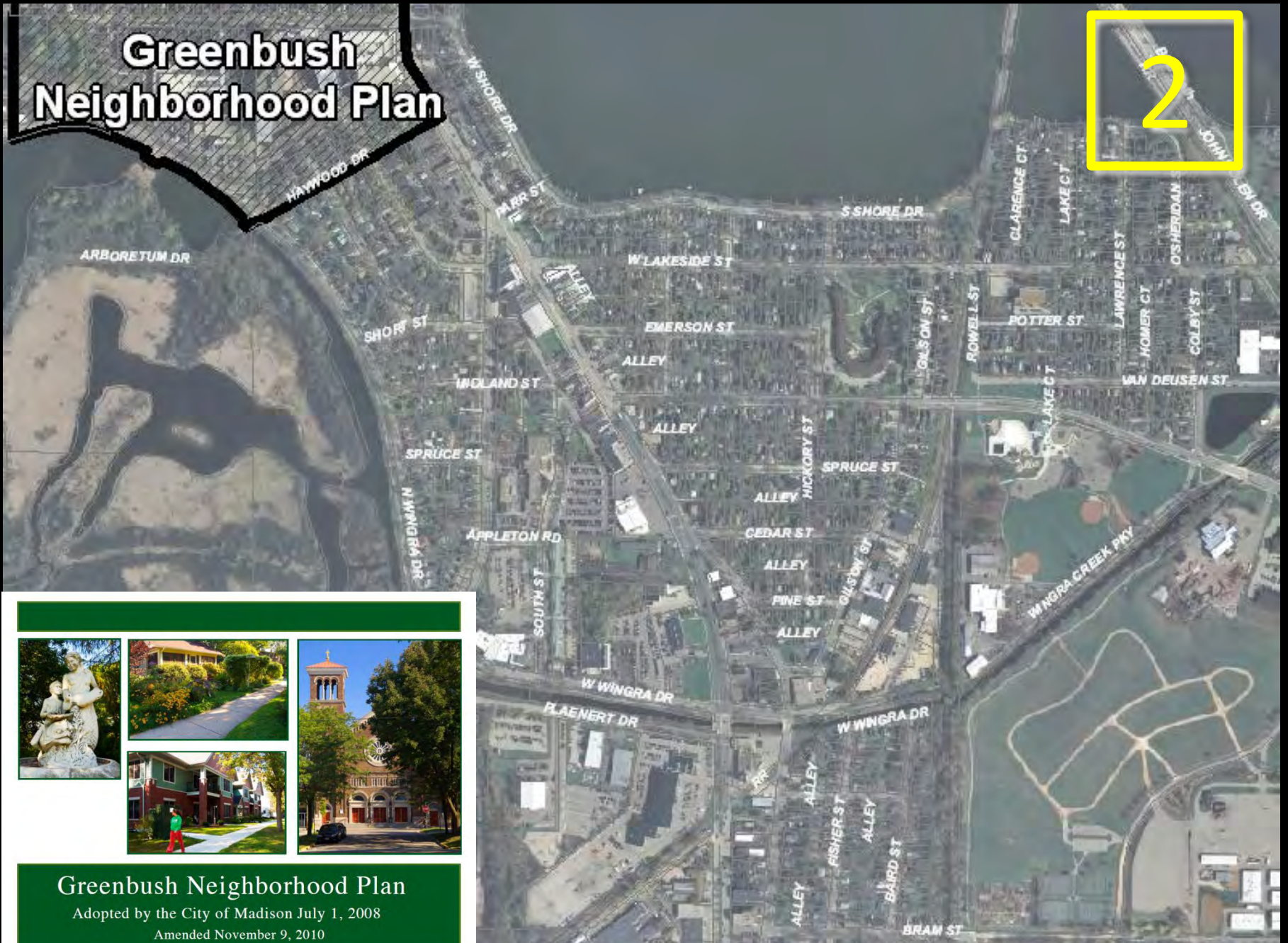


Neighborhood Plan

JUNE 1991

Greenbush Neighborhood Plan

2



Greenbush Neighborhood Plan

Adopted by the City of Madison July 1, 2008

Amended November 9, 2010



Park Street Corridor Urban Design Guidelines

PARK STREET CORRIDOR:
MAIN STREET FOR THE SOUTHSIDE



URBAN DESIGN GUIDELINES

For Private Property Improvements
and Public Streetscape Design

A Joint Project of the Park Street Partners and the City of Madison

Prepared by Schreiber Anderson Associates and the University of Wisconsin
Departments of Urban and Regional Planning and Landscape Architecture

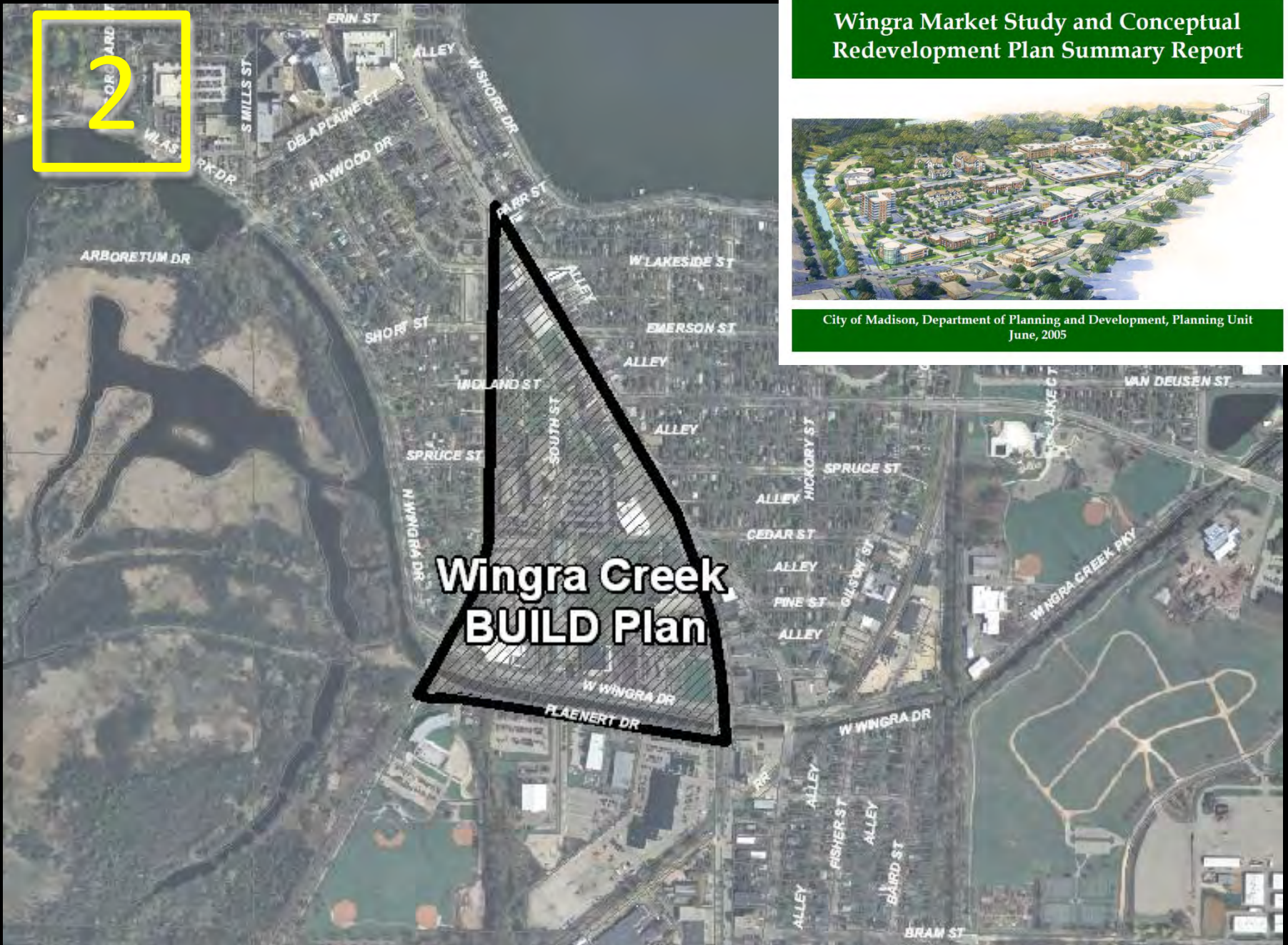
March 30, 2004

Wingra Market Study and Conceptual Redevelopment Plan Summary Report



City of Madison, Department of Planning and Development, Planning Unit
June, 2005

Wingra Creek BUILD Plan

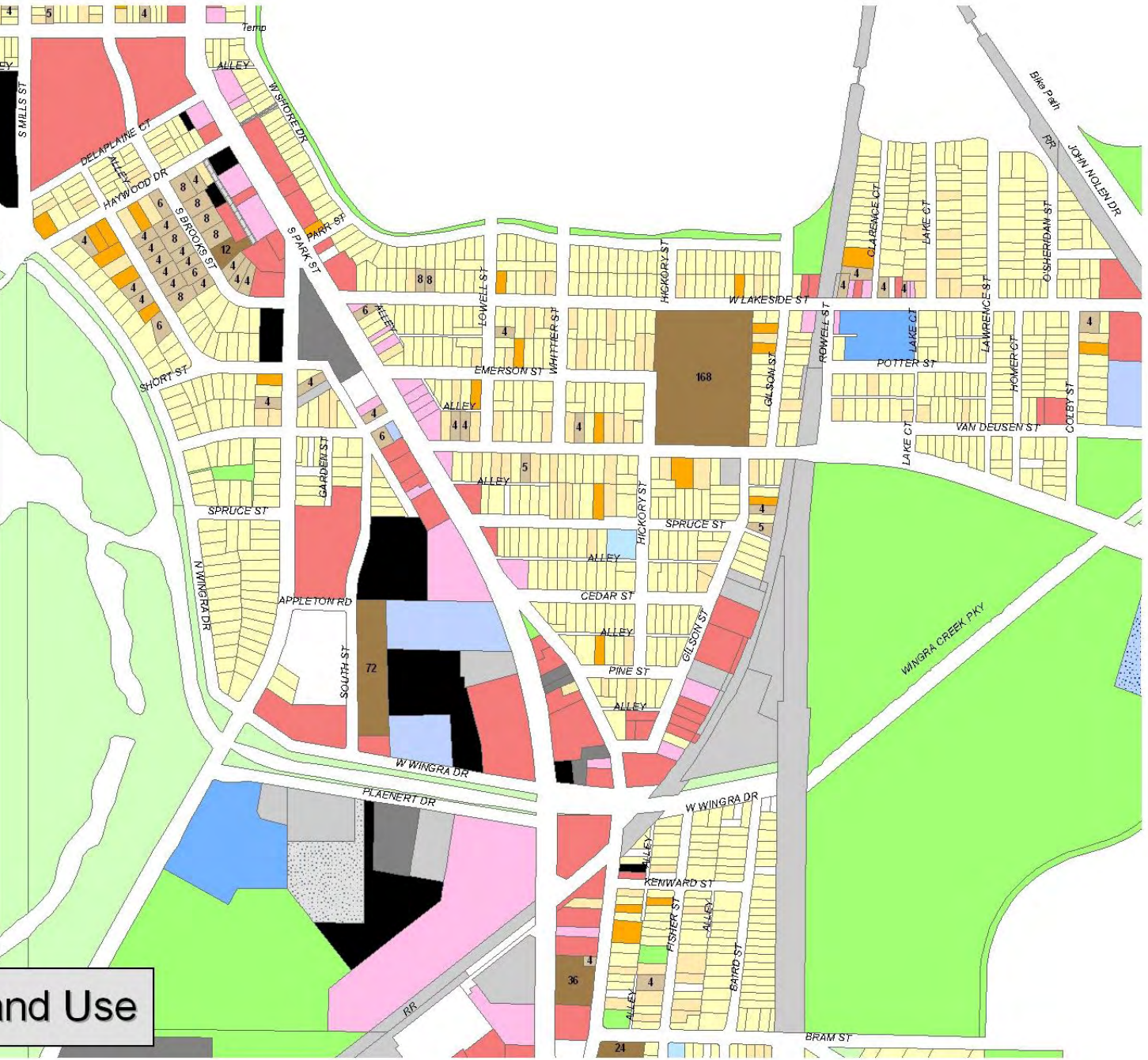






Existing Land Use

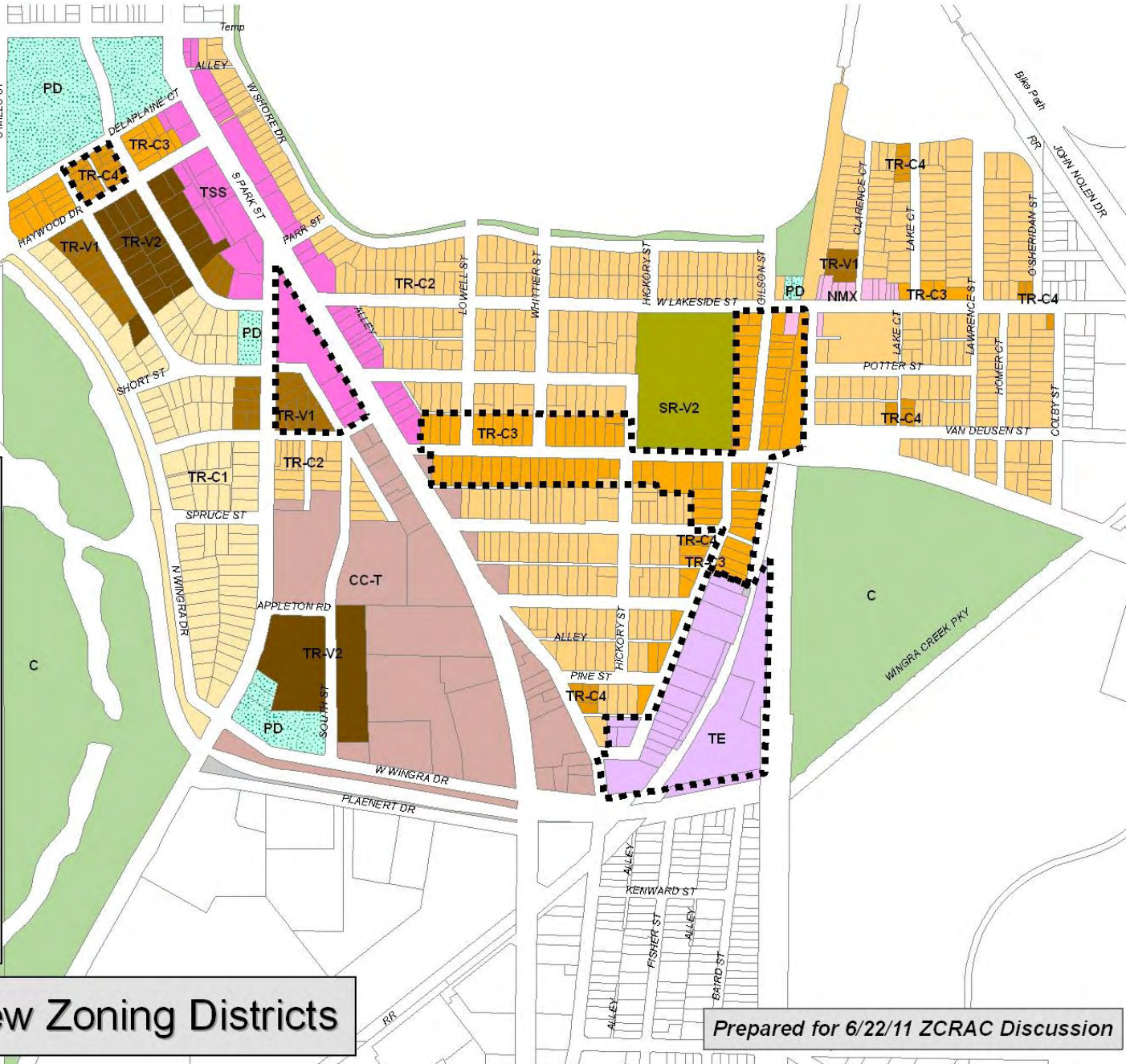
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Govt Services	
Farms	
Animal Husbandry	
Conservation	
Cemeteries	
Recreation	
Ntr Exhibits&HistSites	
Auto Parking	
Undeveloped	
Transportation	



2

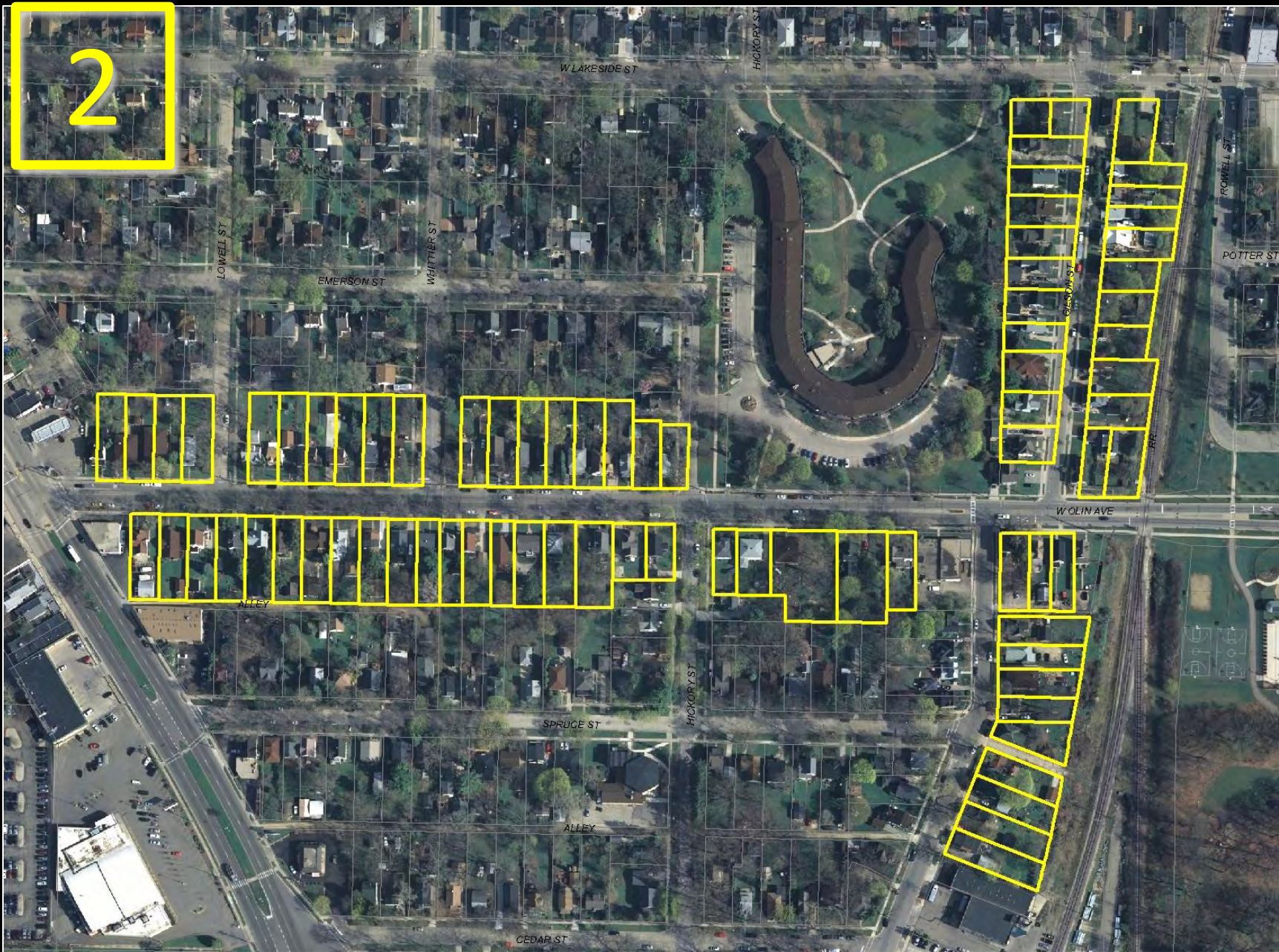
	A		TR-P
	UA		NMX
	C		TSS
	TR-R		MXC
	SR-C1		CC-T
	SR-C2		CC
	SR-C3		TE
	SR-V1		SE
	SR-V2		SEC
	TR-C1		EC
	TR-C2		IL
	TR-C3		IG
	TR-C4		PD
	TR-V1		PD-MHP
	TR-V2		AP
	TR-U1		CI
	TR-U2		W

Potential New Zoning Districts



Prepared for 6/22/11 ZCRAC Discussion

2



2



South Madison Neighborhood Plan

Recommendation:

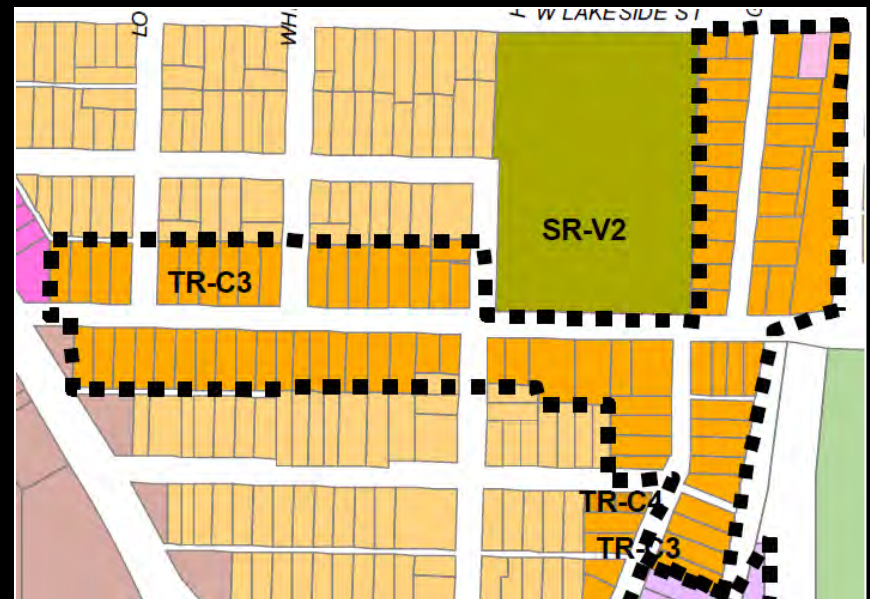
Downzone from R4 to R3

2



Potential District: TR-C3

Traditional Residential – Consistent 3



3

Atwood Ave.

Stoughton Rd.

Cottage Grove Rd.



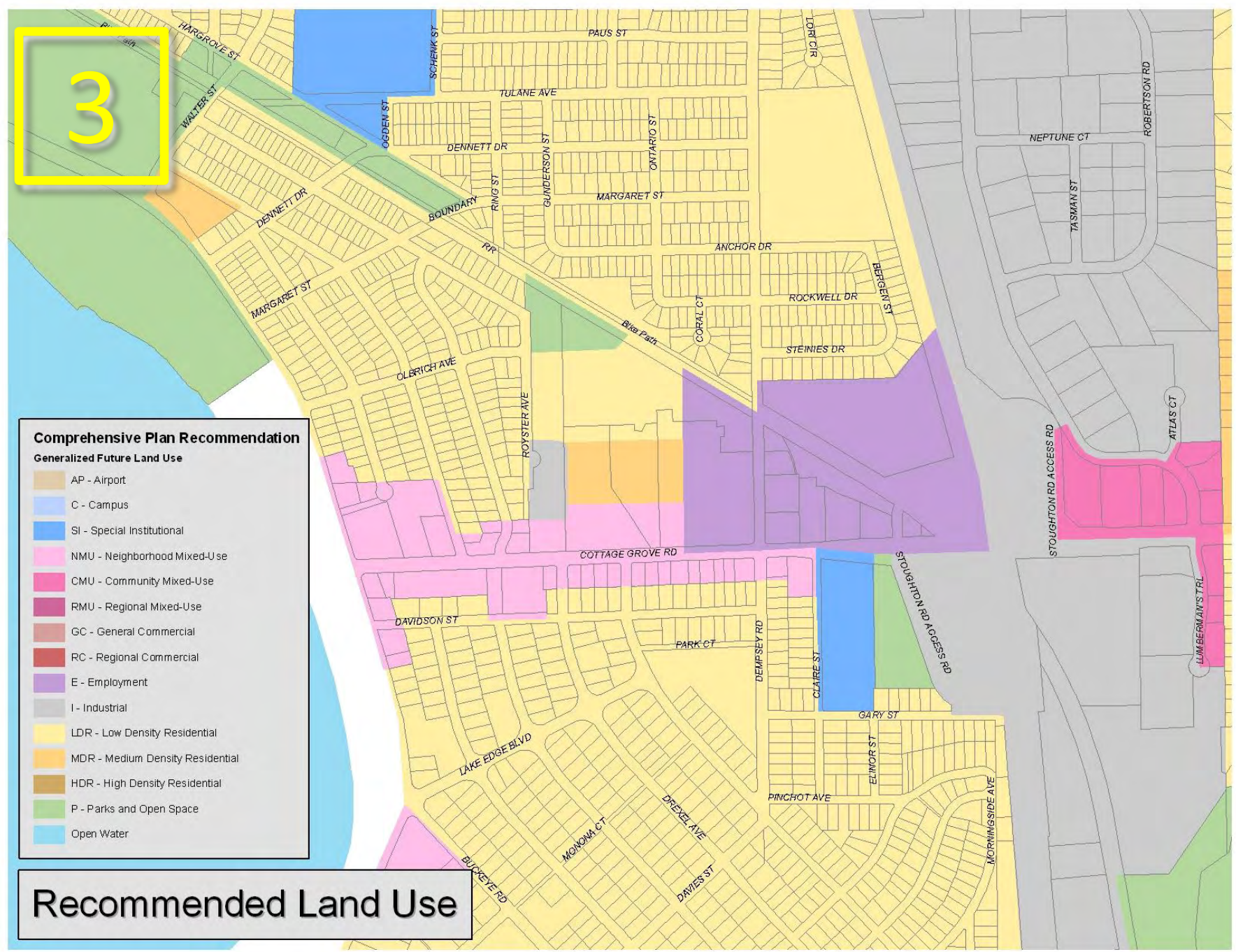
3

Comprehensive Plan Recommendation

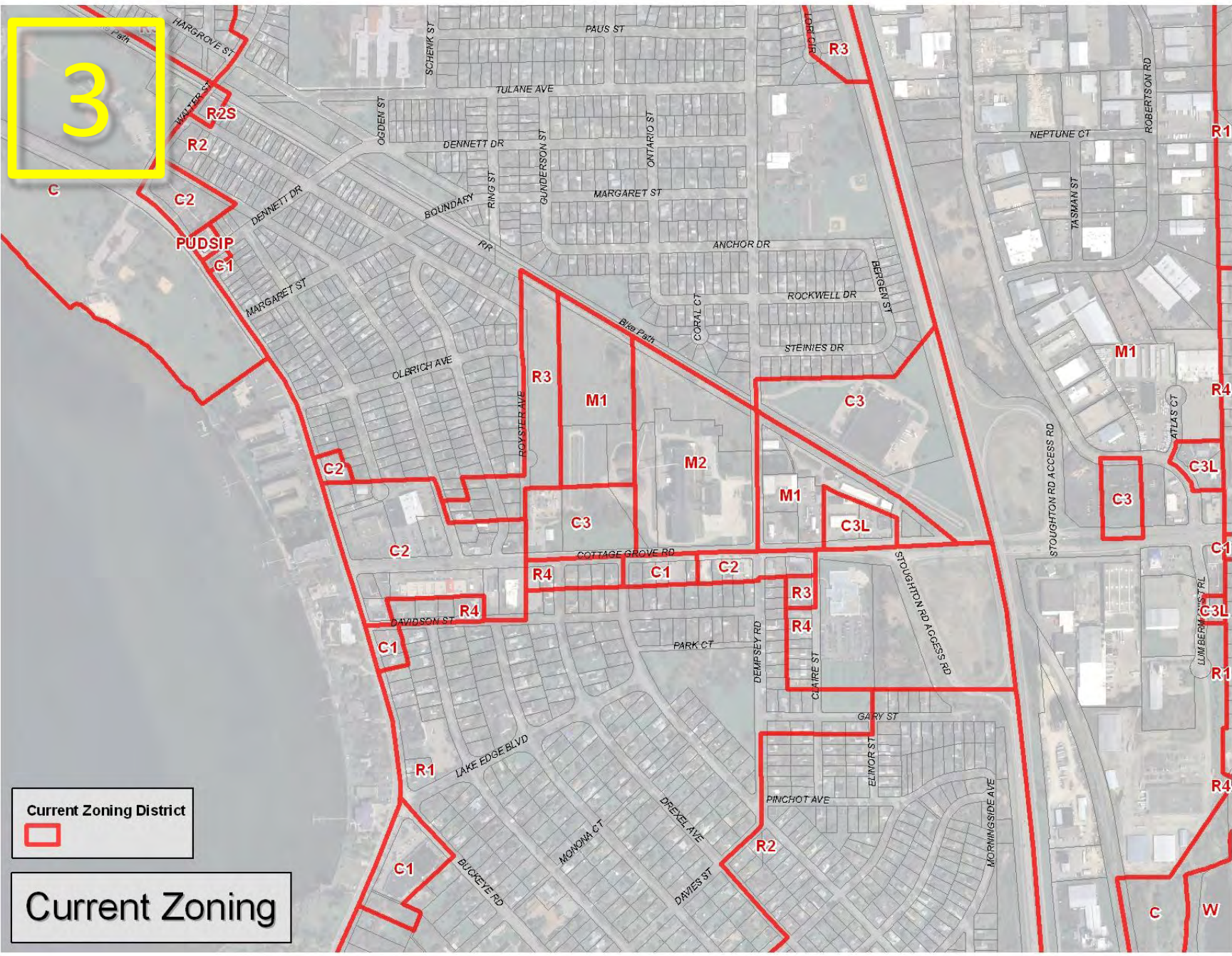
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Recommended Land Use



3



Current Zoning District

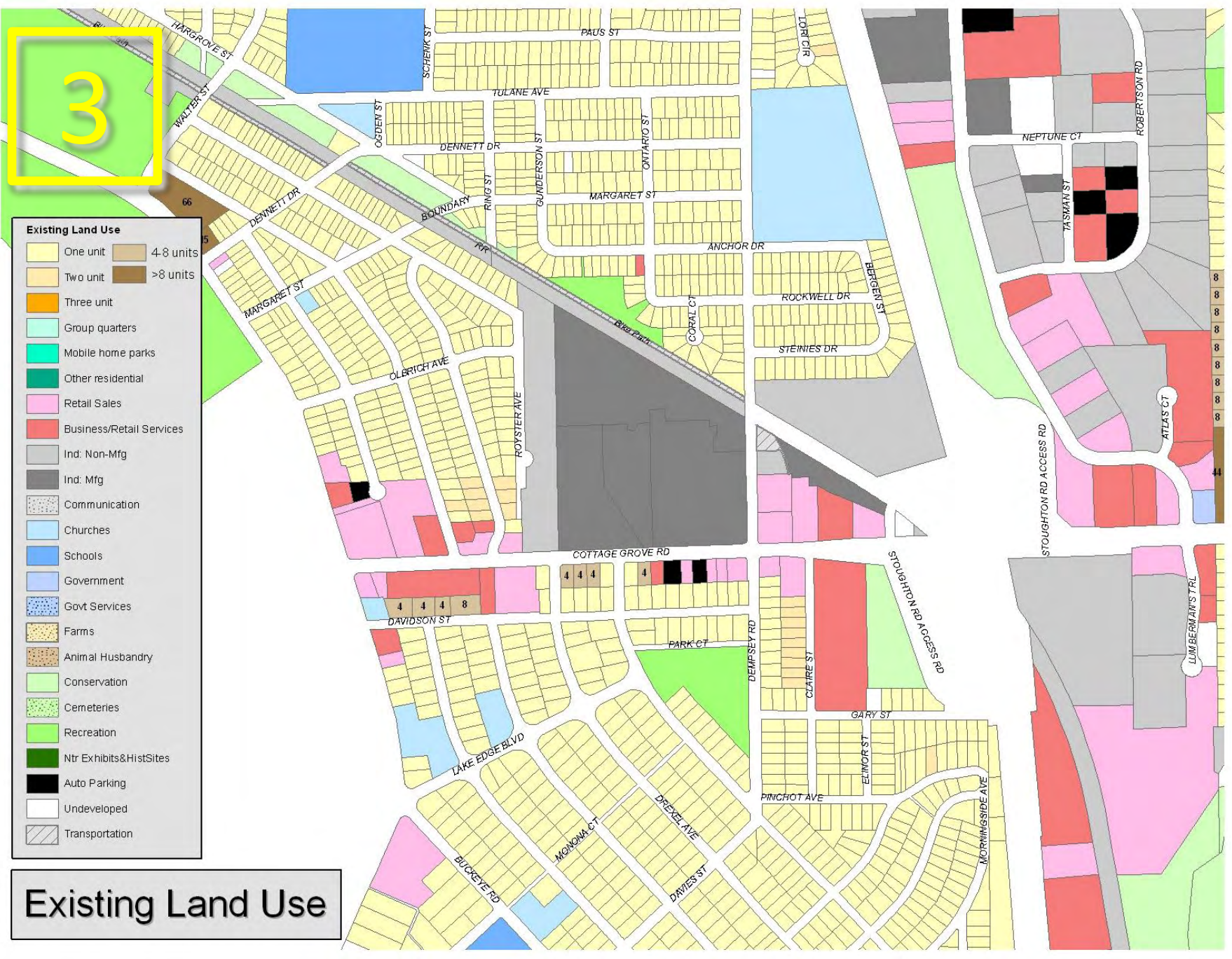
Current Zoning

3

Existing Land Use

- One unit
- Two unit
- Three unit
- Group quarters
- Mobile home parks
- Other residential
- Retail Sales
- Business/Retail Services
- Ind: Non-Mfg
- Ind: Mfg
- Communication
- Churches
- Schools
- Government
- Govt Services
- Farms
- Animal Husbandry
- Conservation
- Cemeteries
- Recreation
- Ntr Exhibits&HistSites
- Auto Parking
- Undeveloped
- Transportation

Existing Land Use



3

Royster-Clark Special Area Plan

ROYSTER-CLARK SPECIAL AREA PLAN

OCTOBER 20, 2009



3

Stoughton Road Revitalization Project Plan

Stoughton Road Revitalization Project

City of Madison, Wisconsin
March 14, 2008

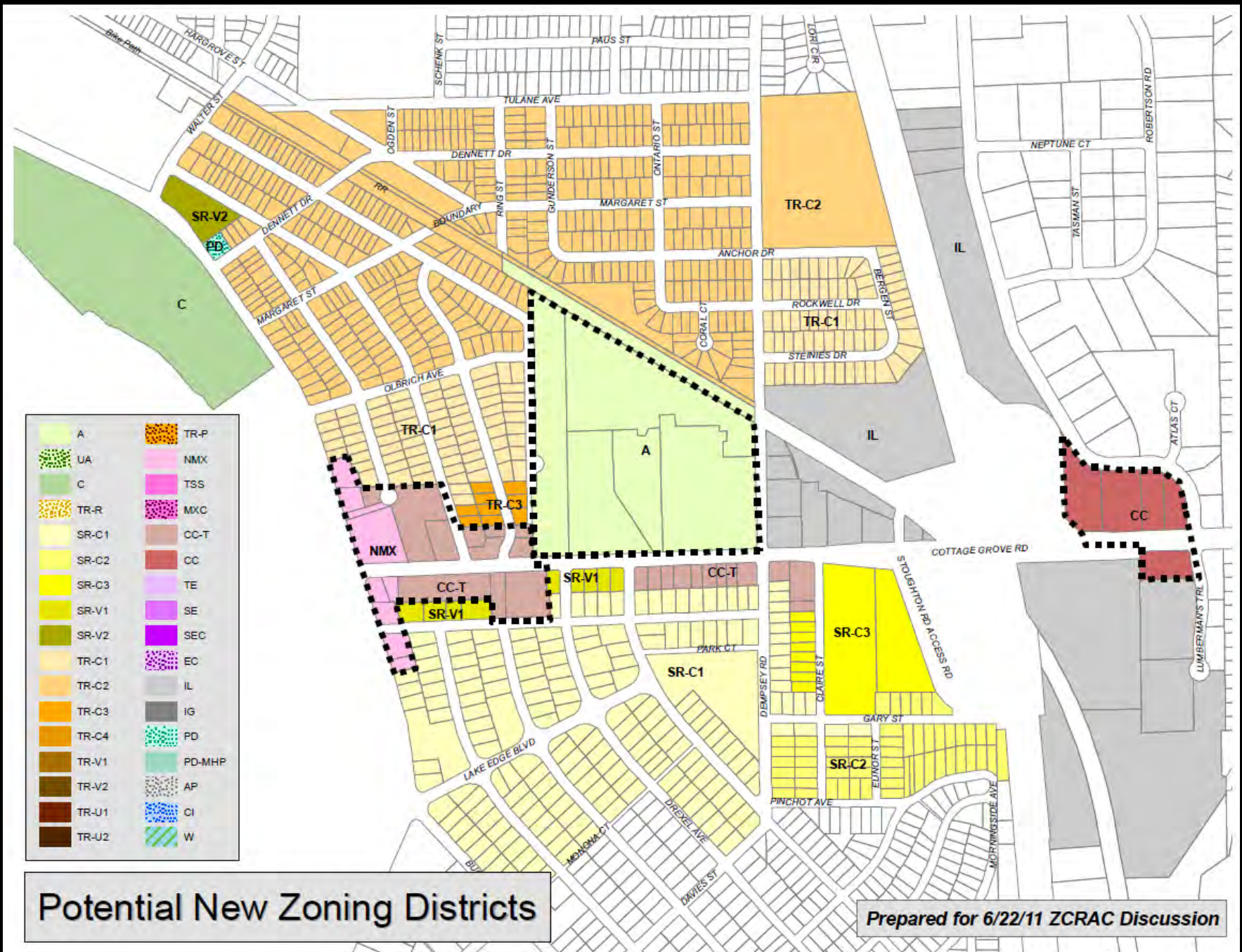


Prepared for:
The Stoughton Road Revitalization Project Group (SRRP) and the City of
Madison, Wisconsin

Prepared by:
Cunningham Group Architecture, P.A.
Meyer Mohaddes Associates, Inc.

CUNNINGHAM
GROUP





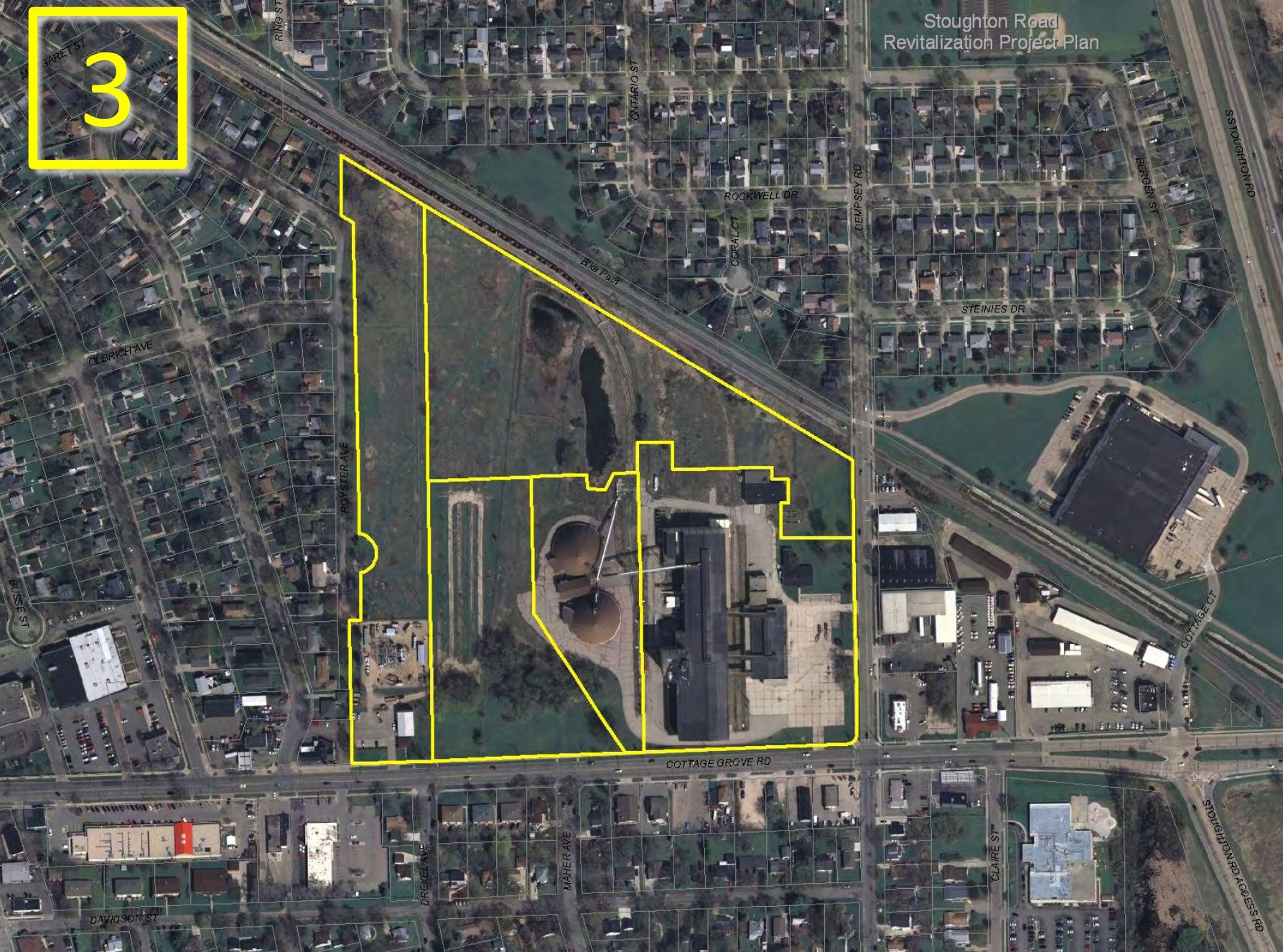
Potential New Zoning Districts

Prepared for 6/22/11 ZCRAC Discussion

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

Stoughton Road
Revitalization Project Plan

3



3



COMPREHENSIVE PLAN “MAP NOTE 18” REGARDING THE ROYSTER-CLARK SITE

“If in the future, the current industrial use no longer operates on this site, alternative residential and mixed-use developments are recommended as more appropriate uses for the property than another industrial use. Redevelopment of the site should be consistent with a City-adopted neighborhood or special area plan, which ensures that development on this site is coordinated with uses in the surrounding neighborhood.”

- City of Madison Comprehensive Plan, 2006



ROYSTER-CLARK SPECIAL AREA PLAN

OCTOBER 20, 2009

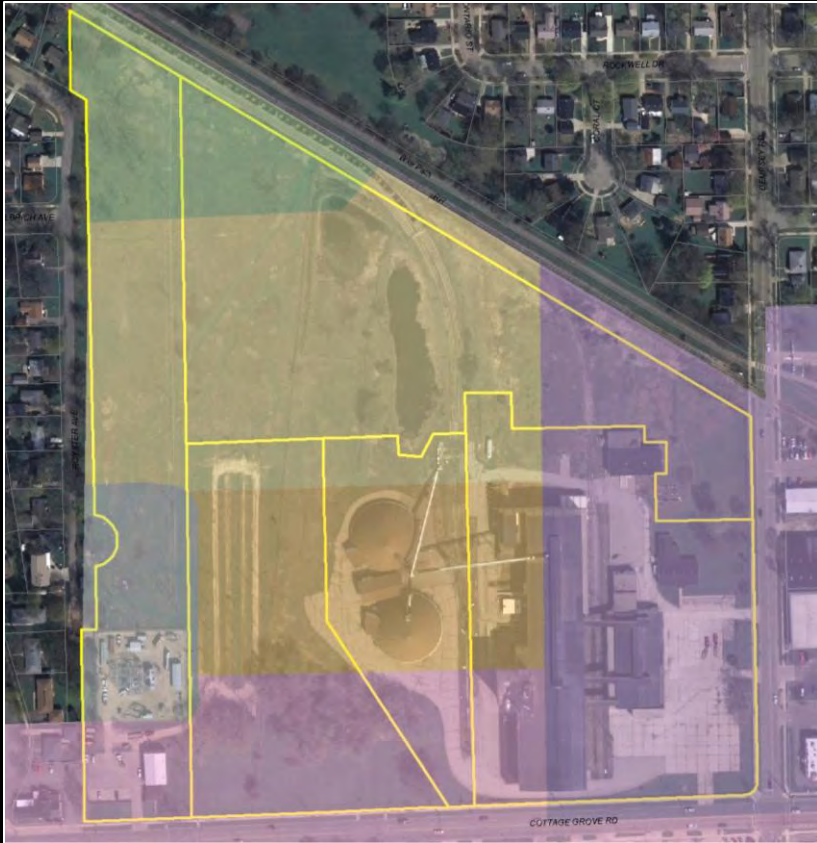


CITY OF MADISON PLANNING DIVISION

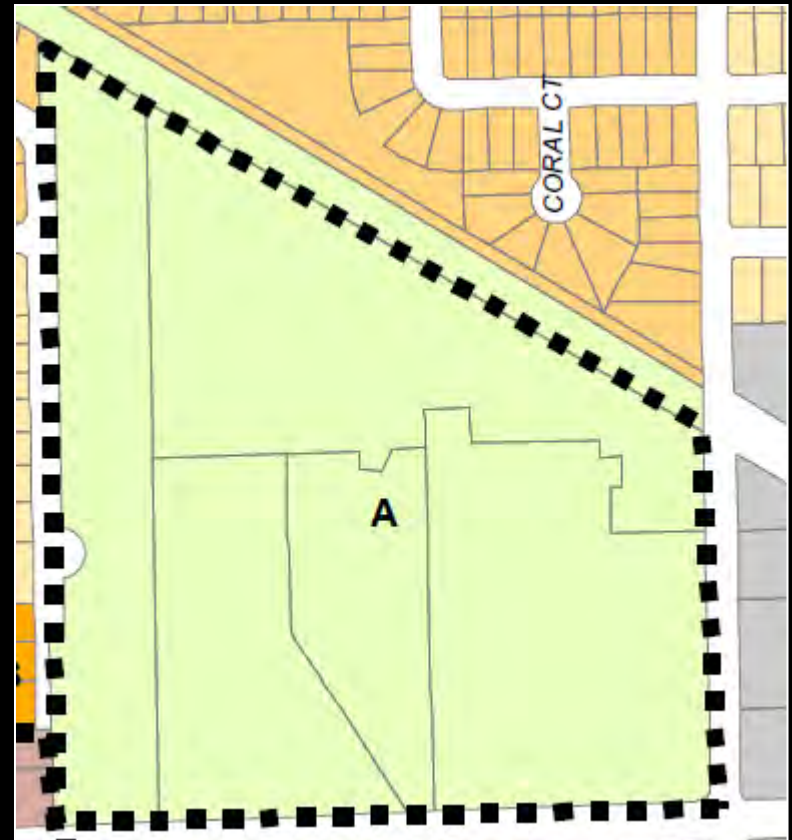


Future Land Use Recommendation

3



Potential District: A Agriculture



A

Agriculture





C

Conservancy





TR-R

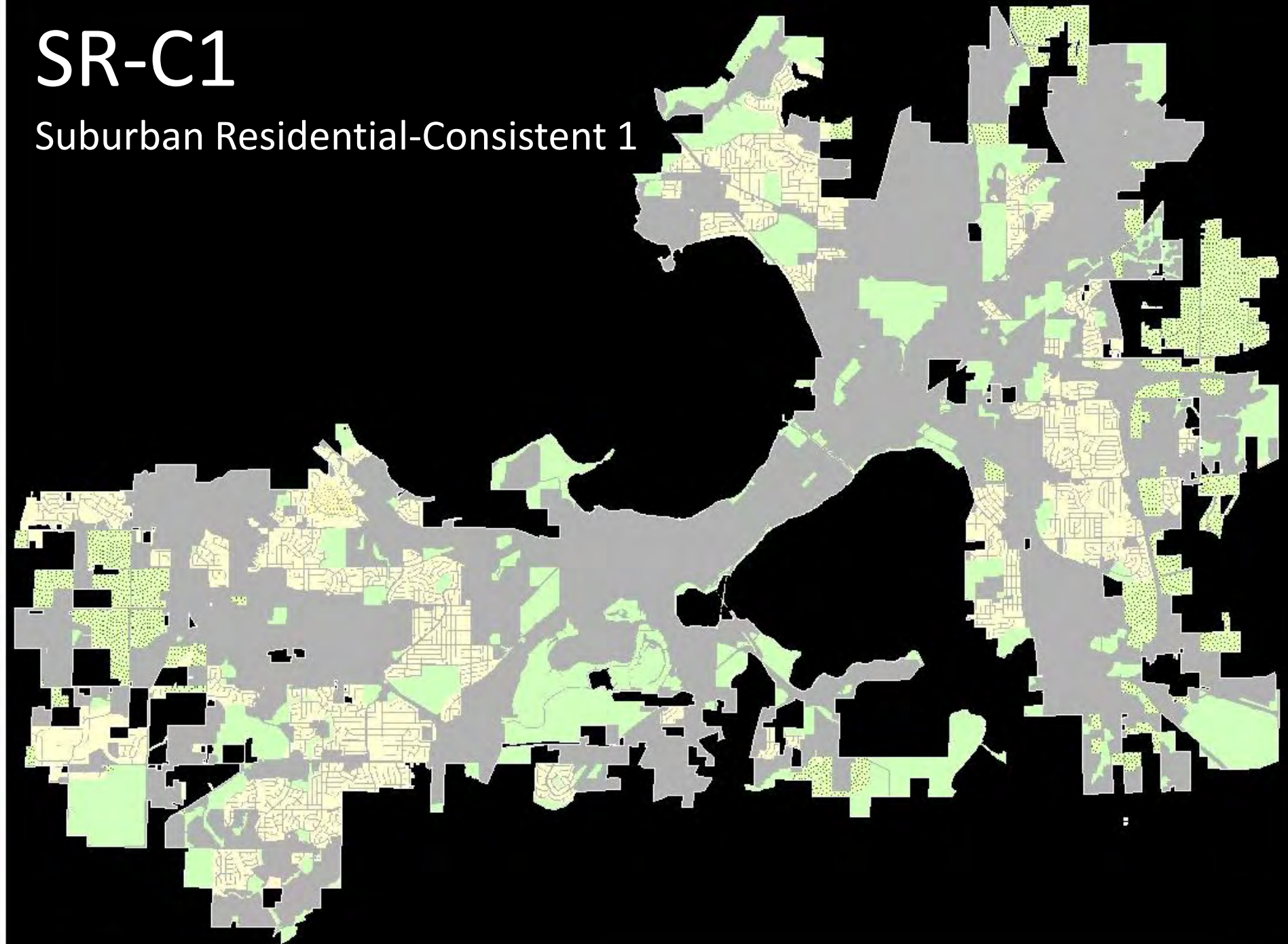
Traditional Residential-Rustic





SR-C1

Suburban Residential-Consistent 1





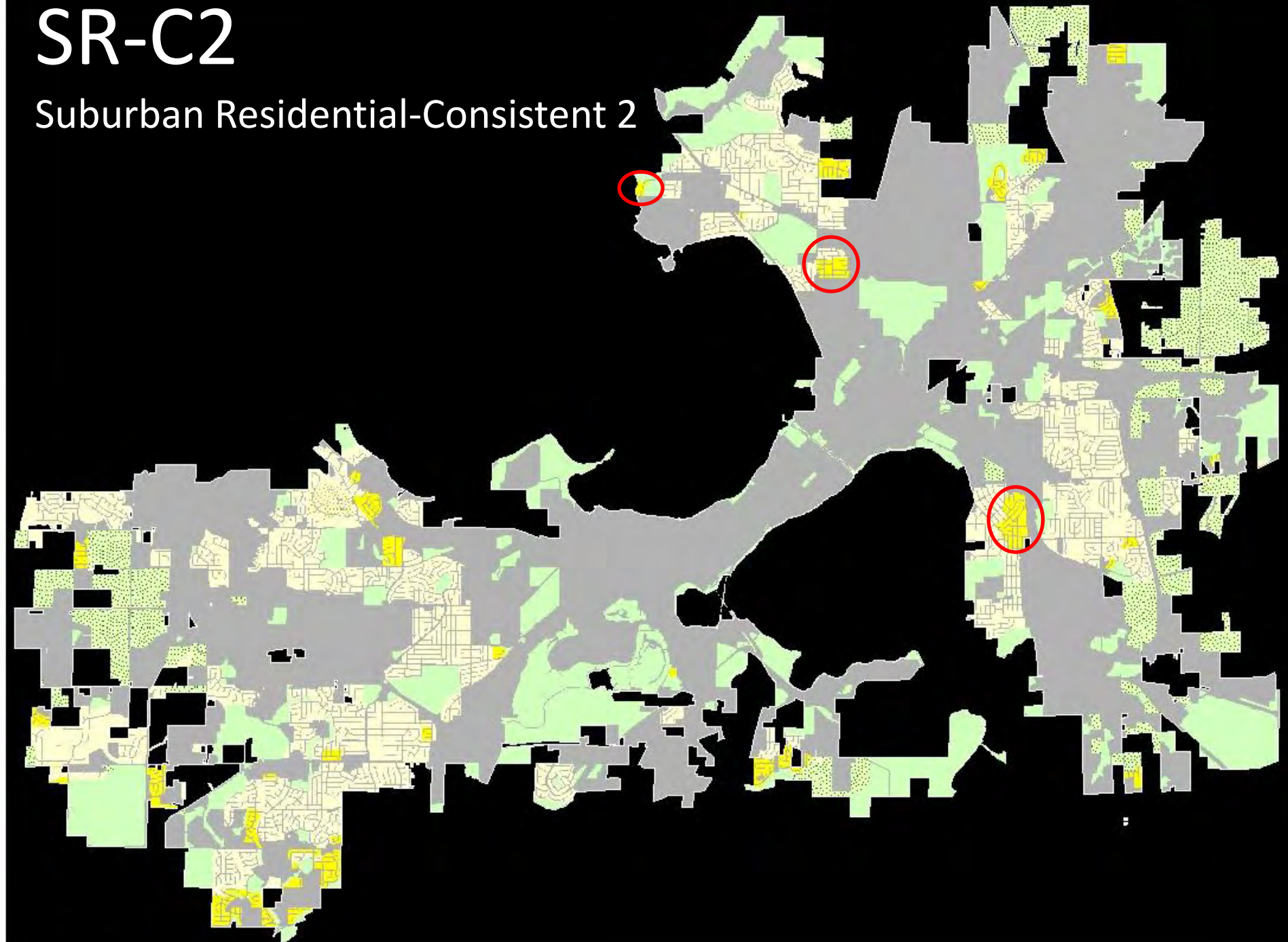
ELLEN AV

PAINTED POST DR

ELLEN AV

SR-C2

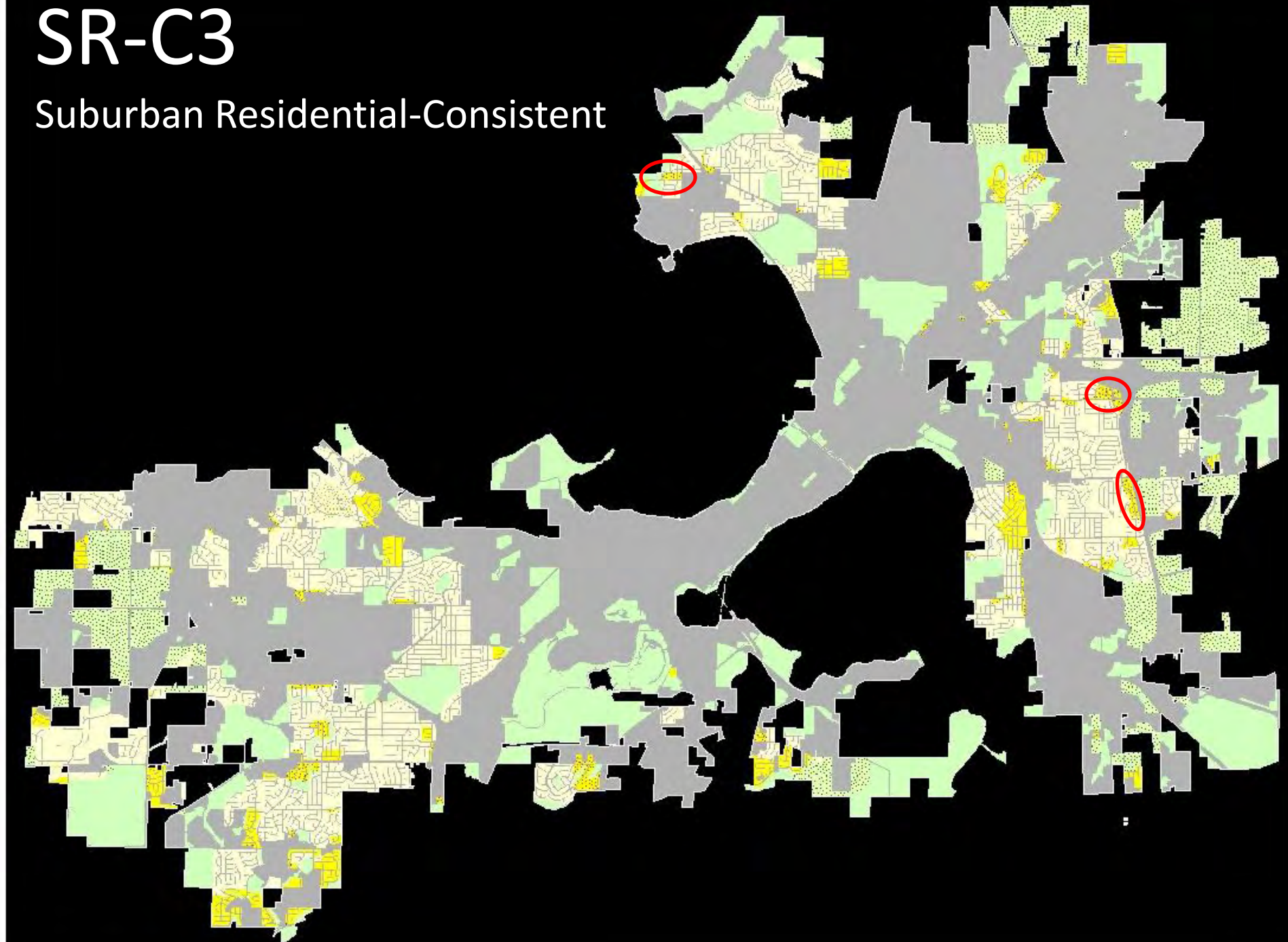
Suburban Residential-Consistent 2





SR-C3

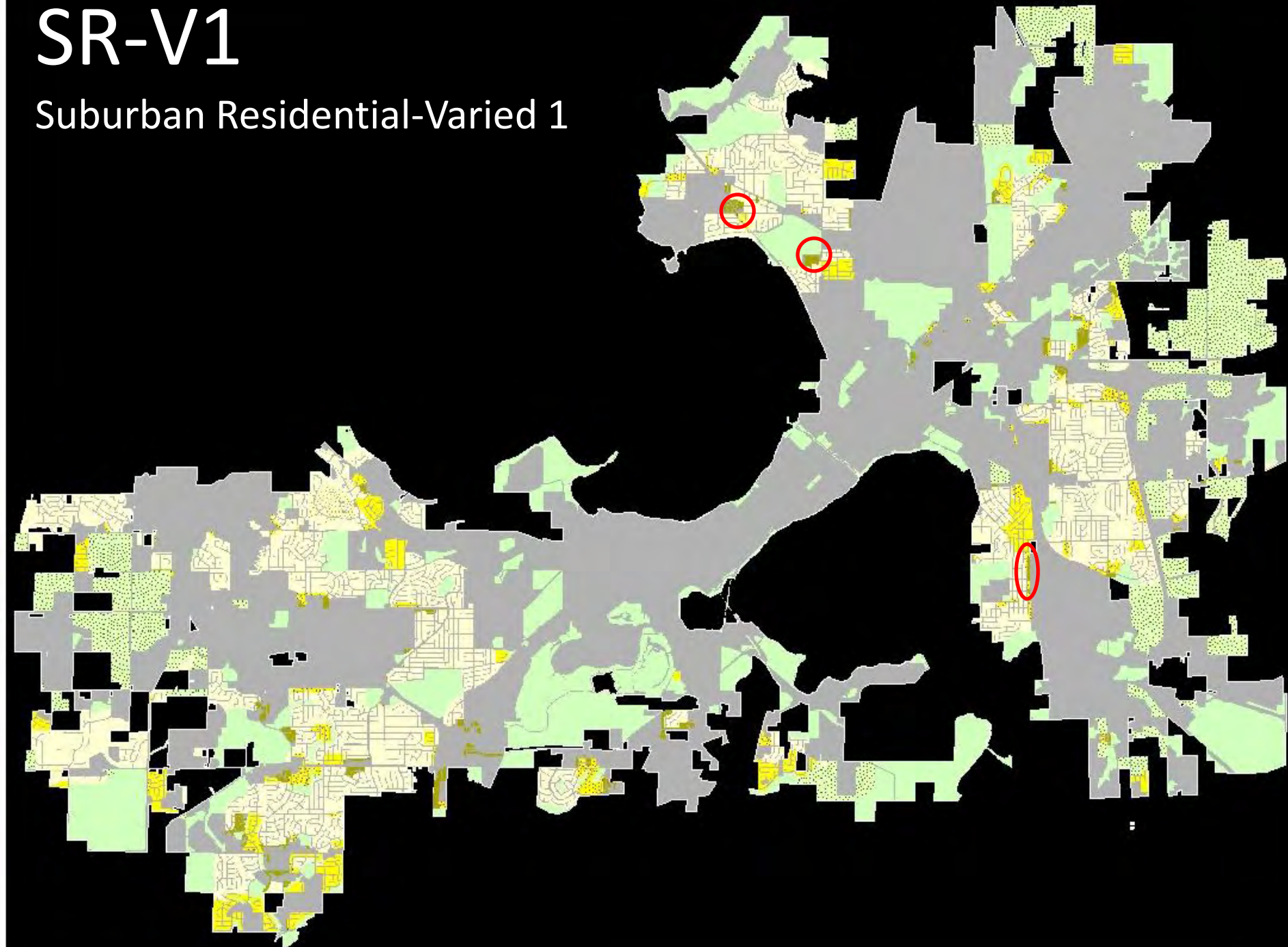
Suburban Residential-Consistent





SR-V1

Suburban Residential-Varied 1



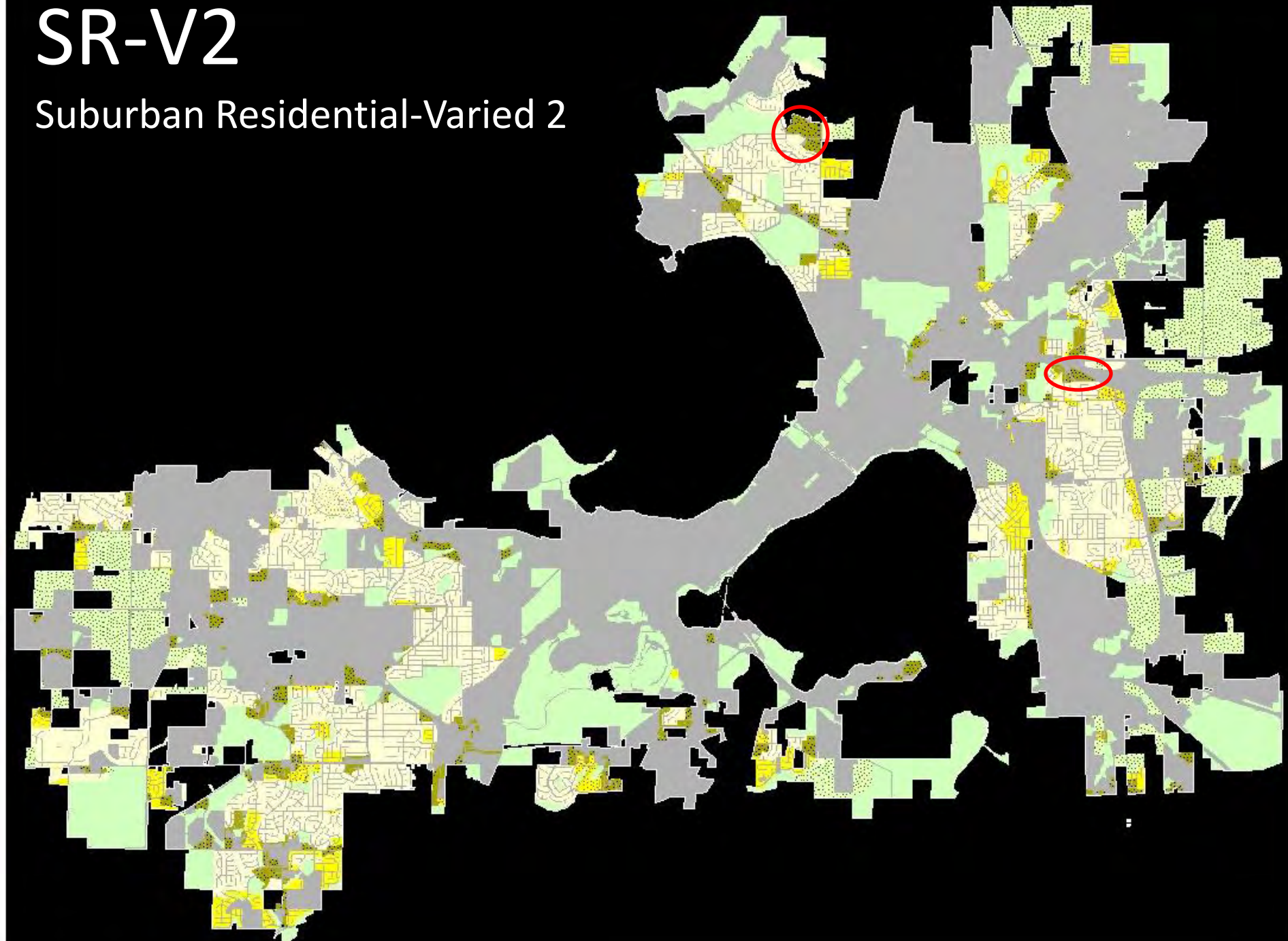


CAMDEN RD

S STOUGHTON RD SERVICE RD (W)

SR-V2

Suburban Residential-Varied 2





TR-C1

Traditional Residential-Consistent 1





RICHARD ST

RICHARD ST

SCHEK ST

BUCKINGHAM LN

WILSHIRE LN

SCHEK ST

BUCKINGHAM LN

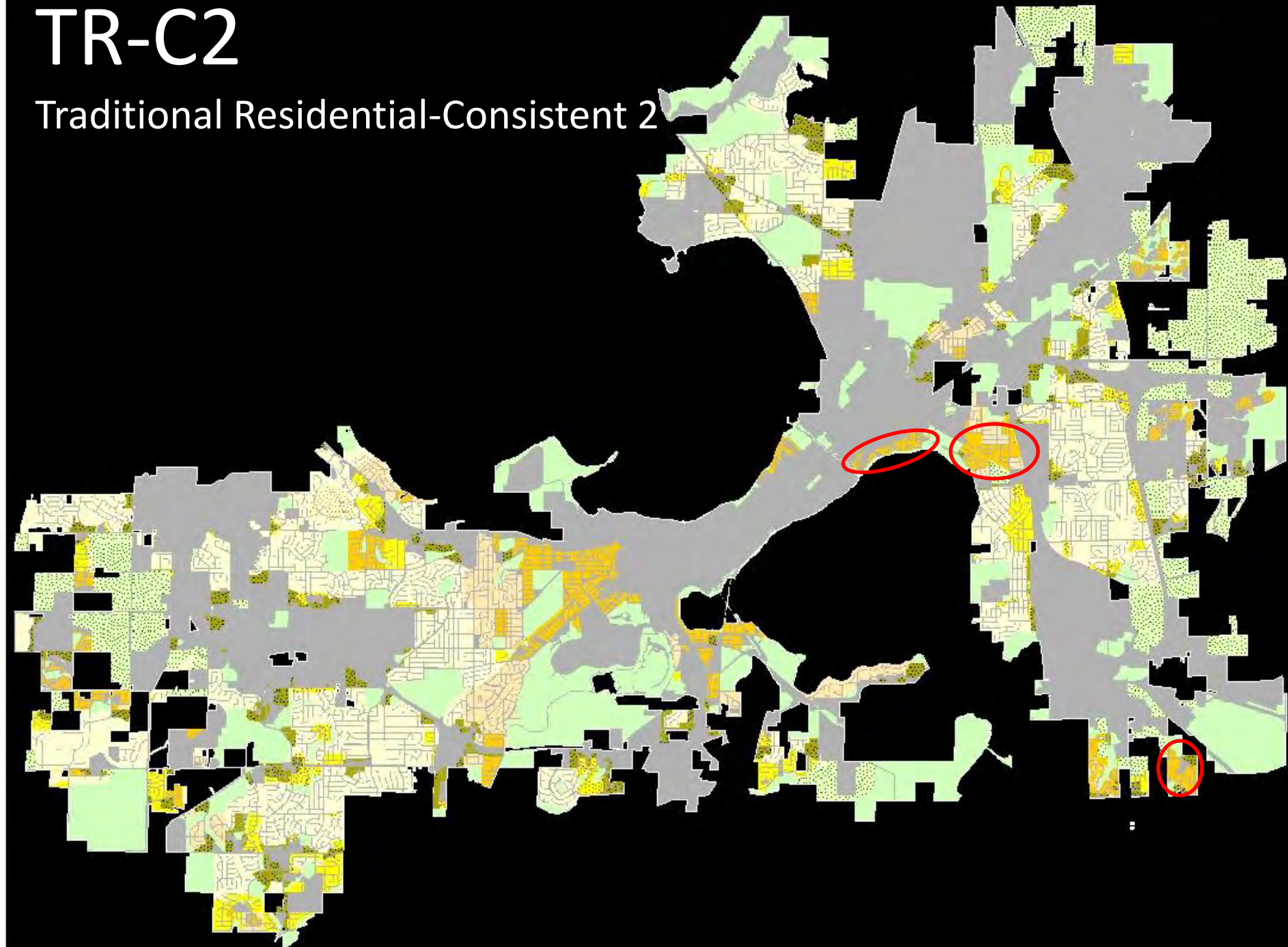
PAUS ST

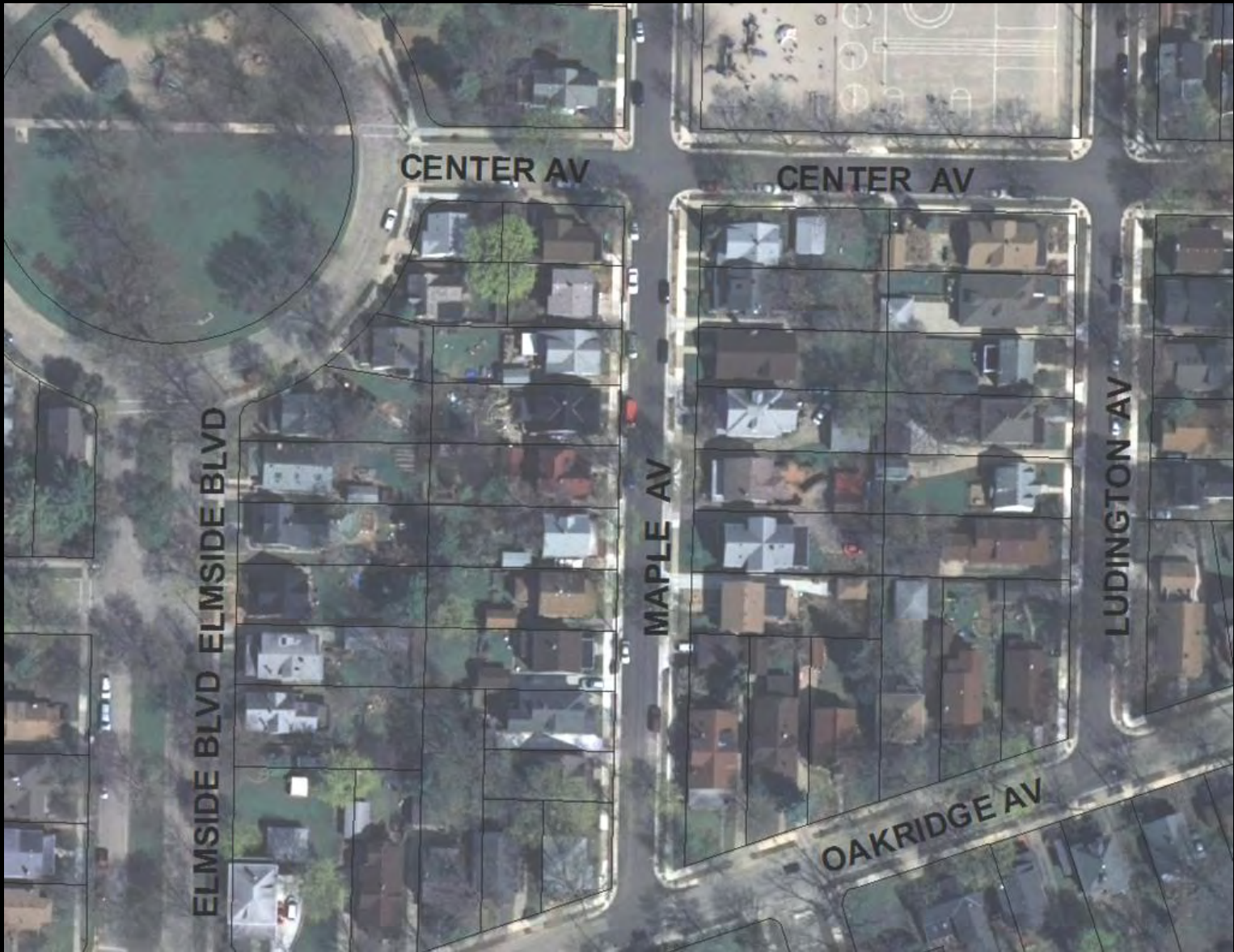
SCHEK ST

BUCKINGHAM LN

TR-C2

Traditional Residential-Consistent 2





ELMSIDE BLVD ELMSIDE BLVD

CENTER AV

CENTER AV

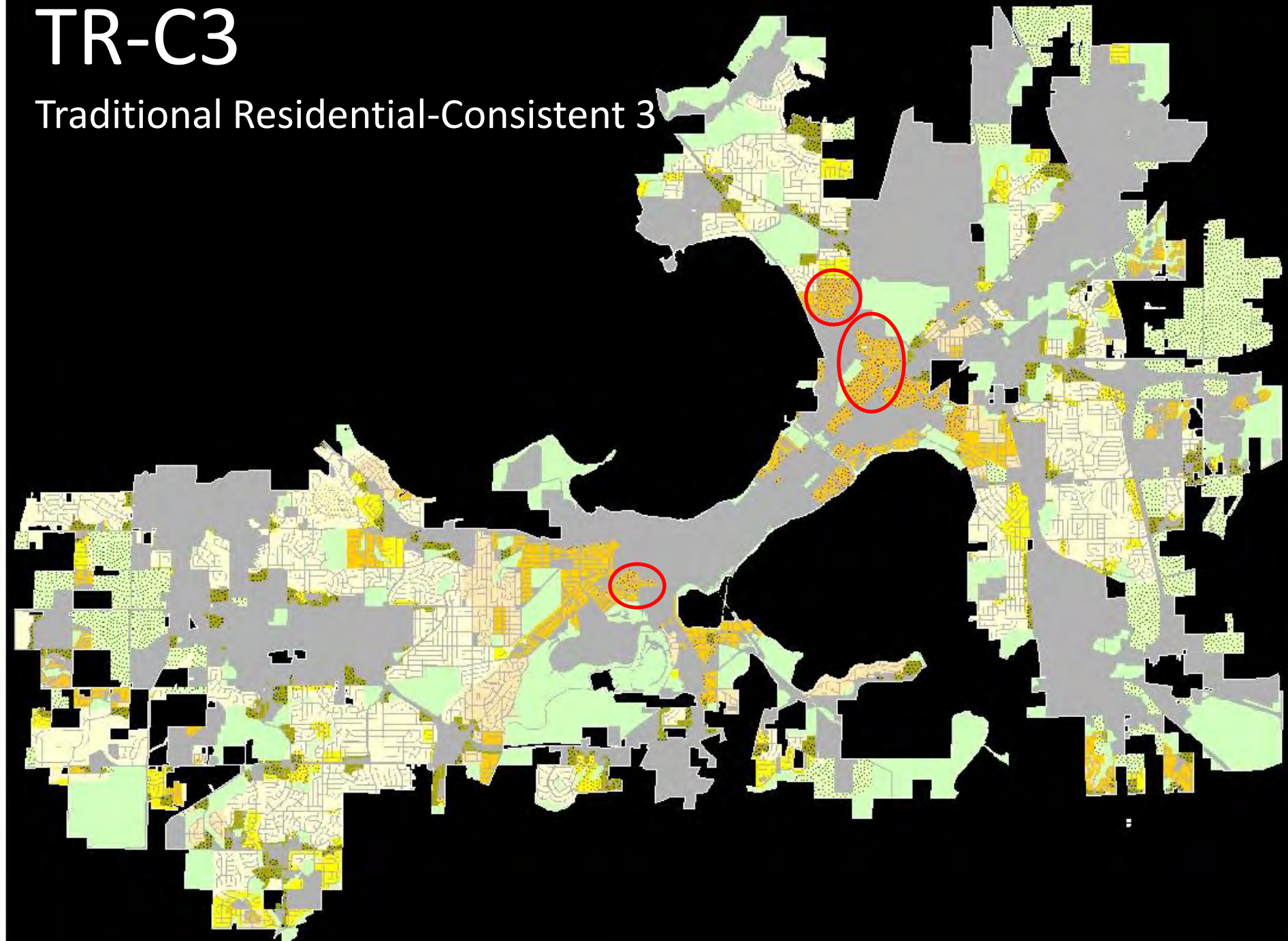
MAPLE AV

LUDINGTON AV

OAKRIDGE AV

TR-C3

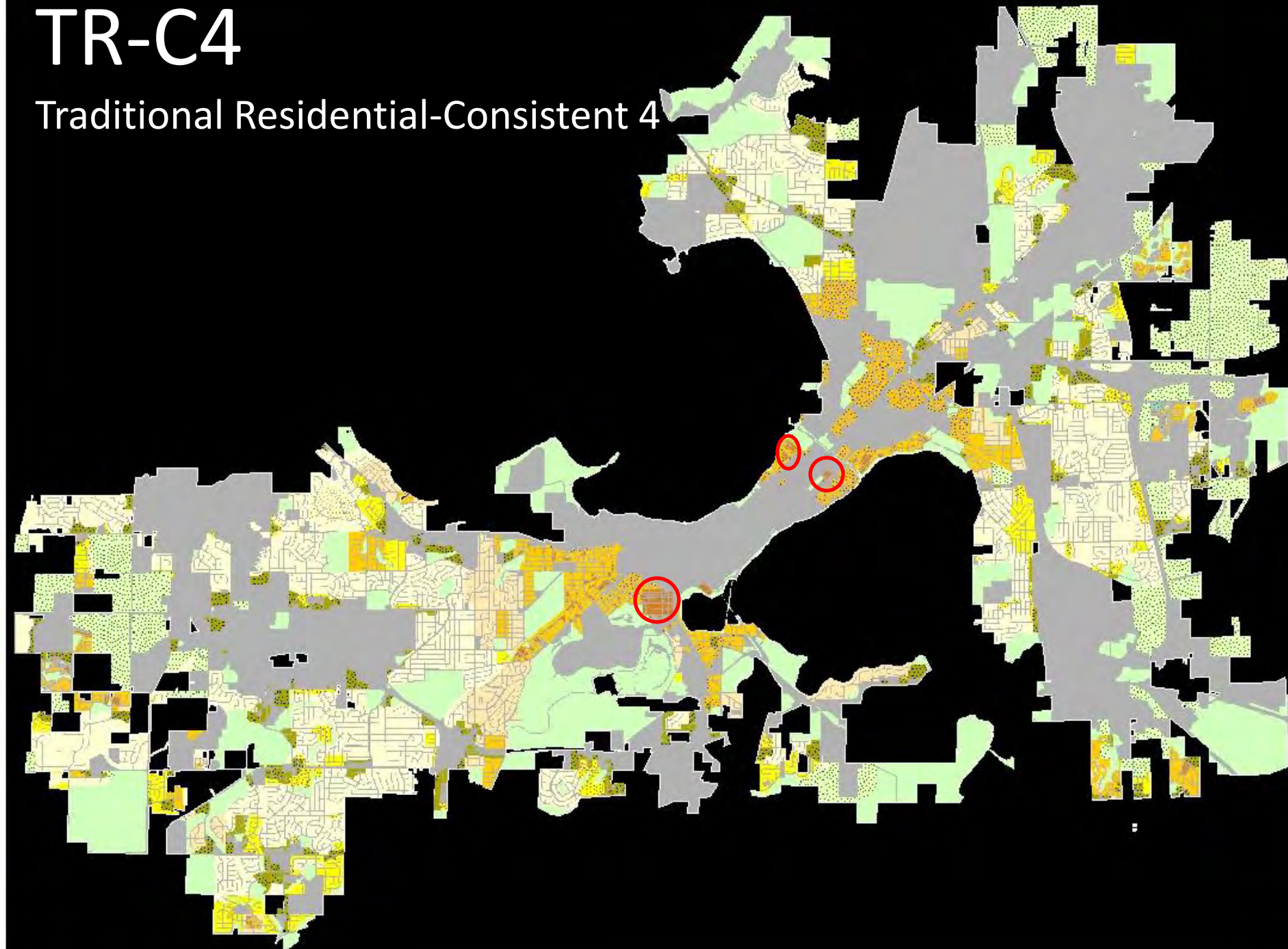
Traditional Residential-Consistent 3





TR-C4

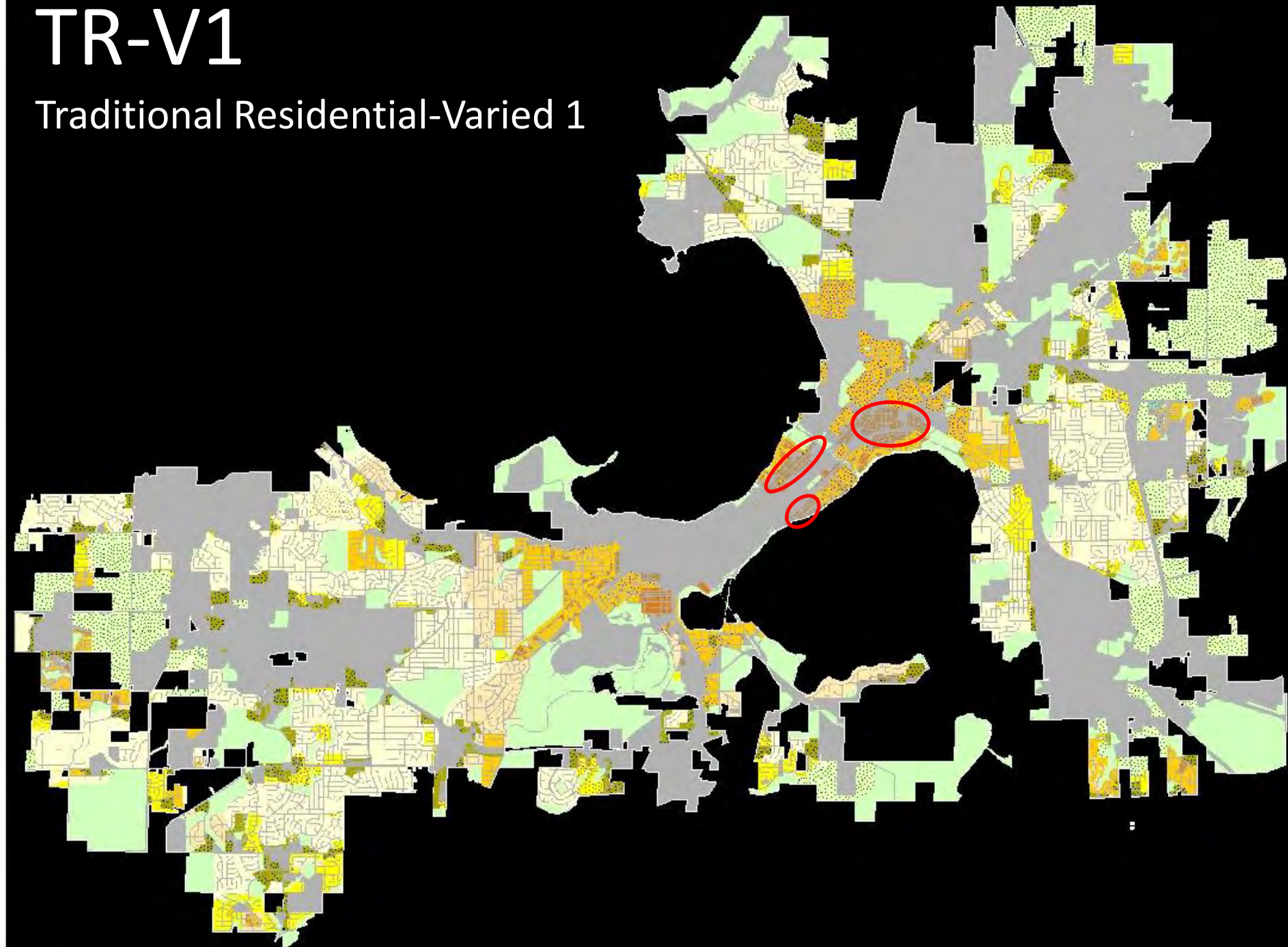
Traditional Residential-Consistent 4





TR-V1

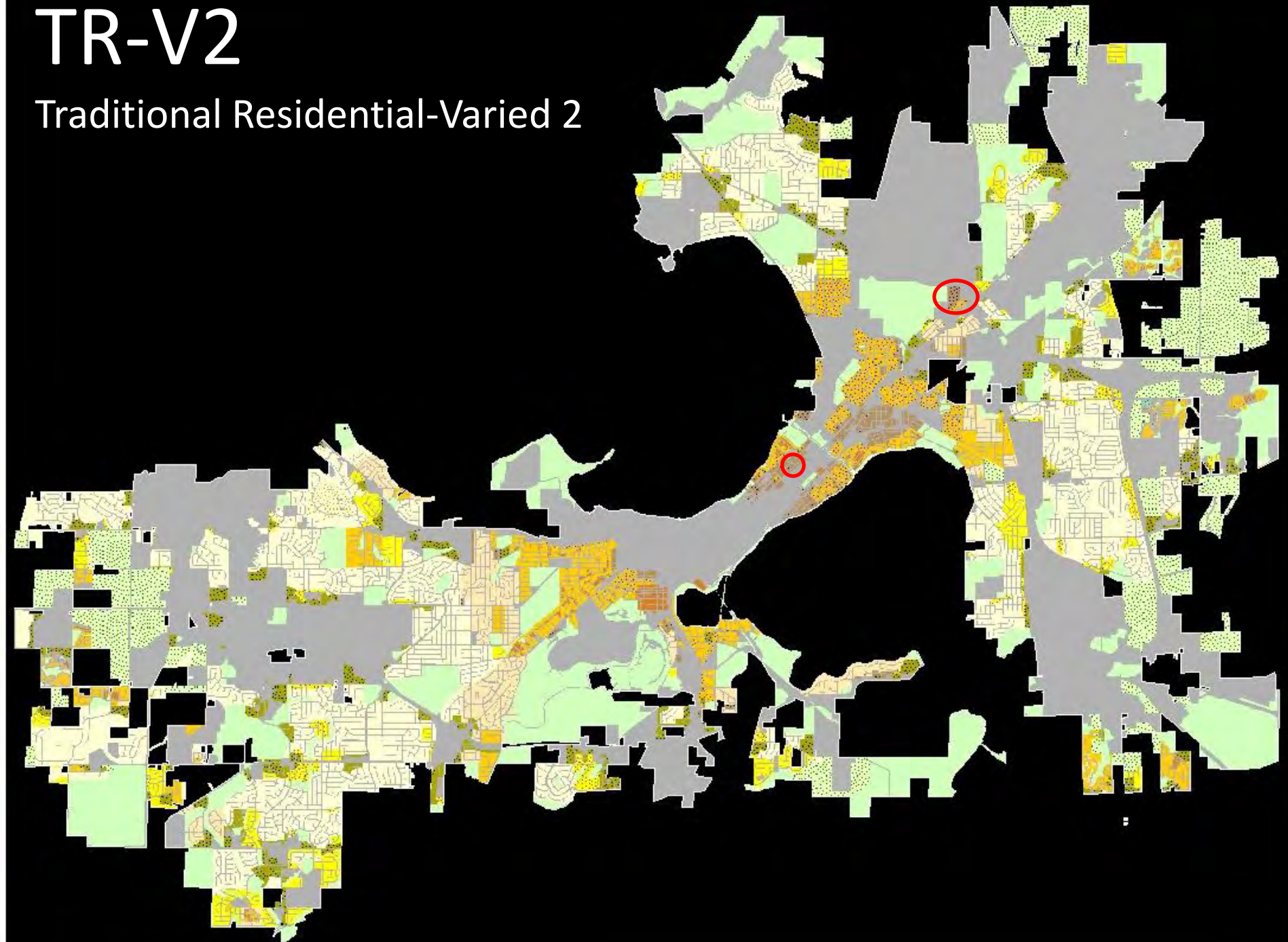
Traditional Residential-Varied 1





TR-V2

Traditional Residential-Varied 2





ANDERSON ST

WRIGHT ST

STRAUBEL ST

Straubel Ct

STRAUBEL ST

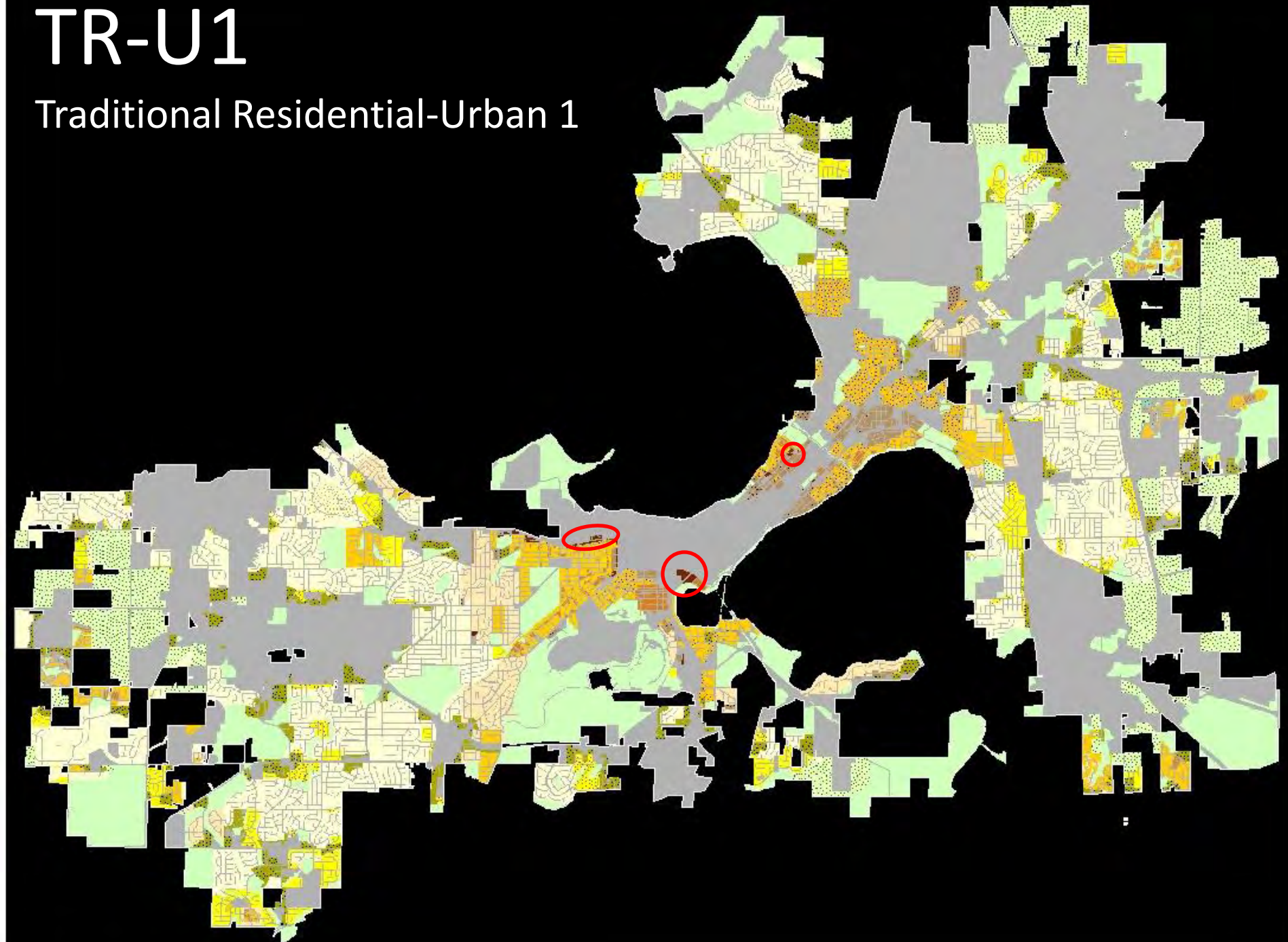
GRACELAND AVE

ROWLAND AVE



TR-U1

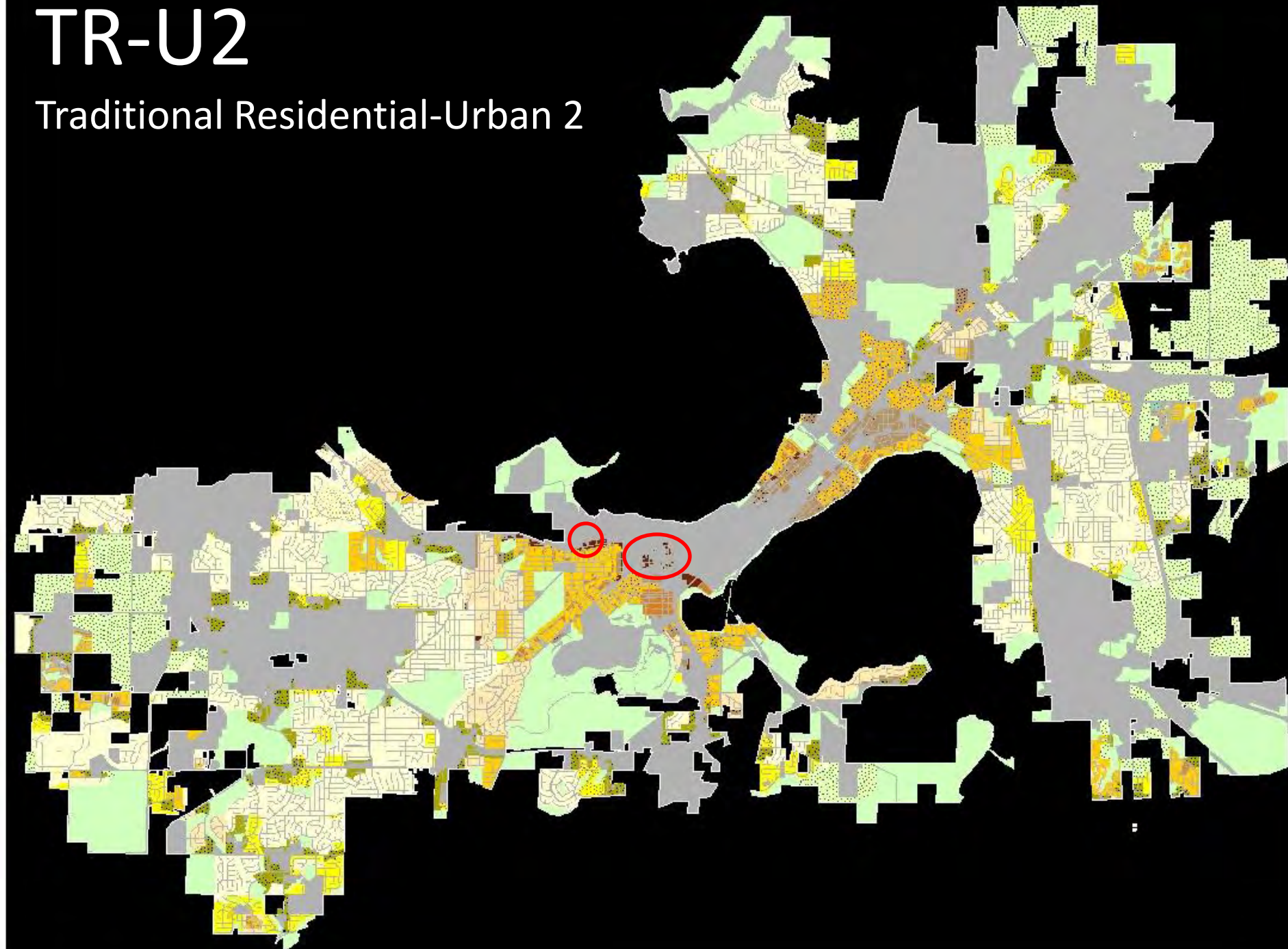
Traditional Residential-Urban 1

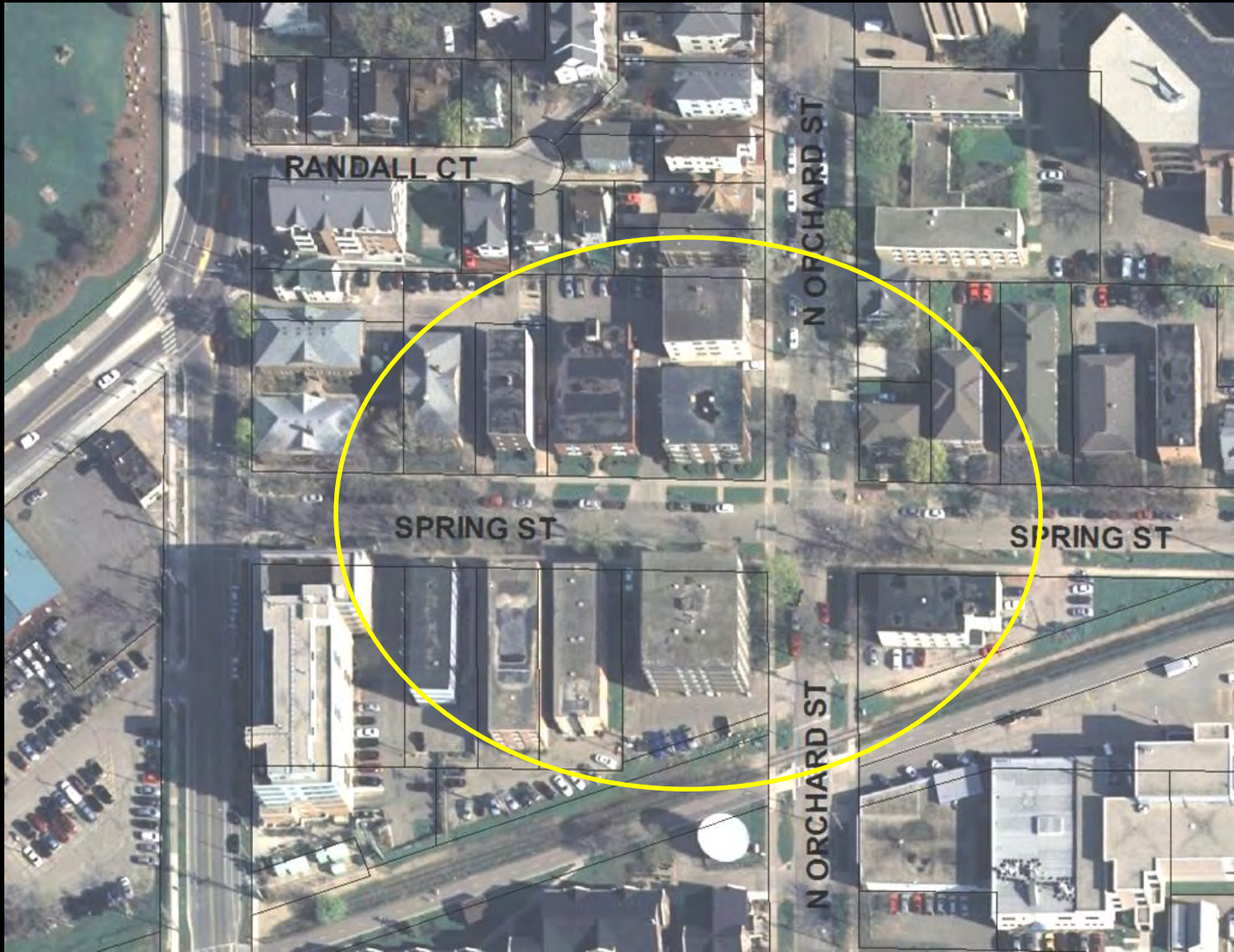




TR-U2

Traditional Residential-Urban 2





RANDALL CT

N ORCHARD ST

SPRING ST

SPRING ST

N ORCHARD ST

TR-P

Traditional Residential-Planned

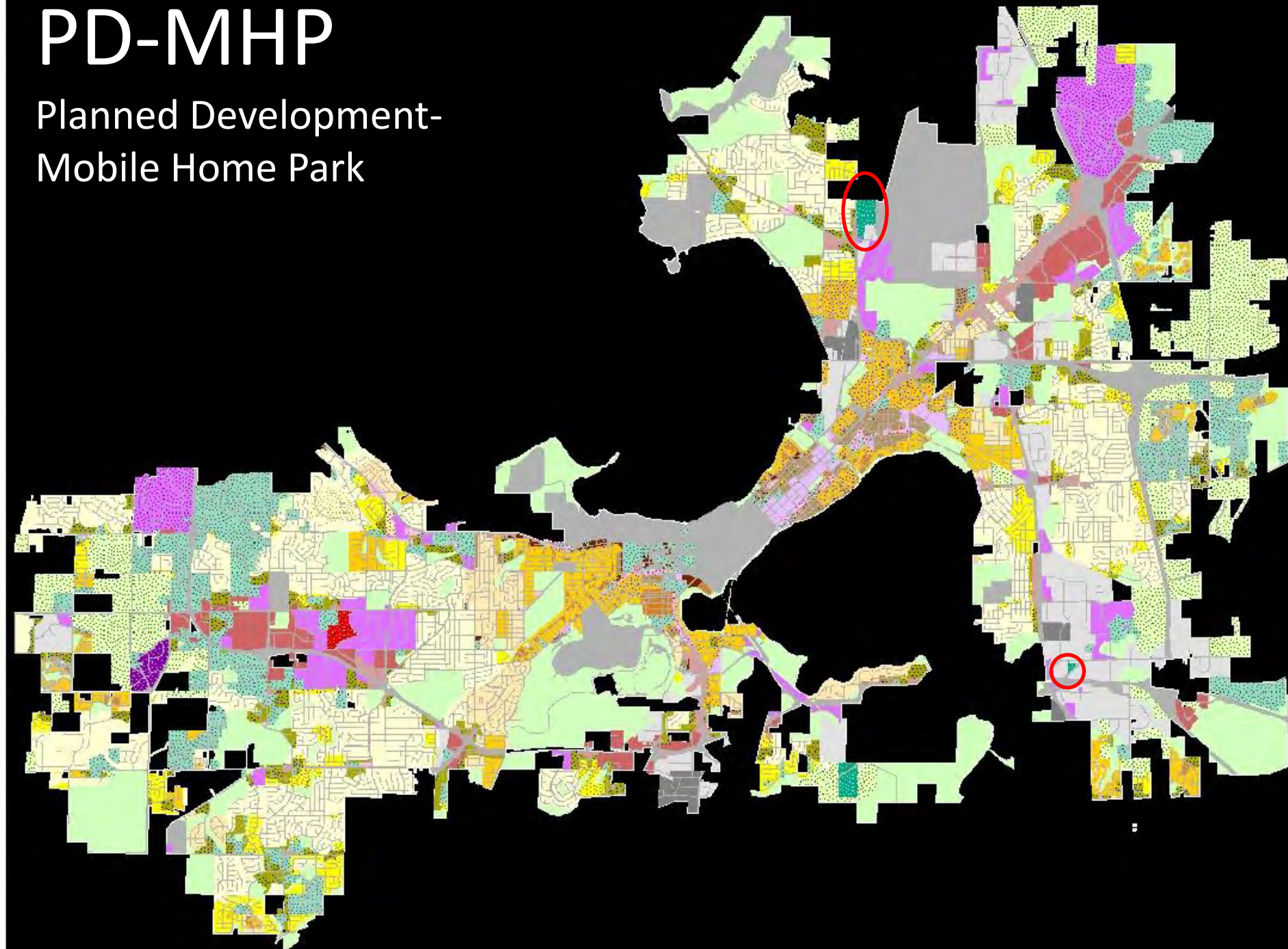




TR 2

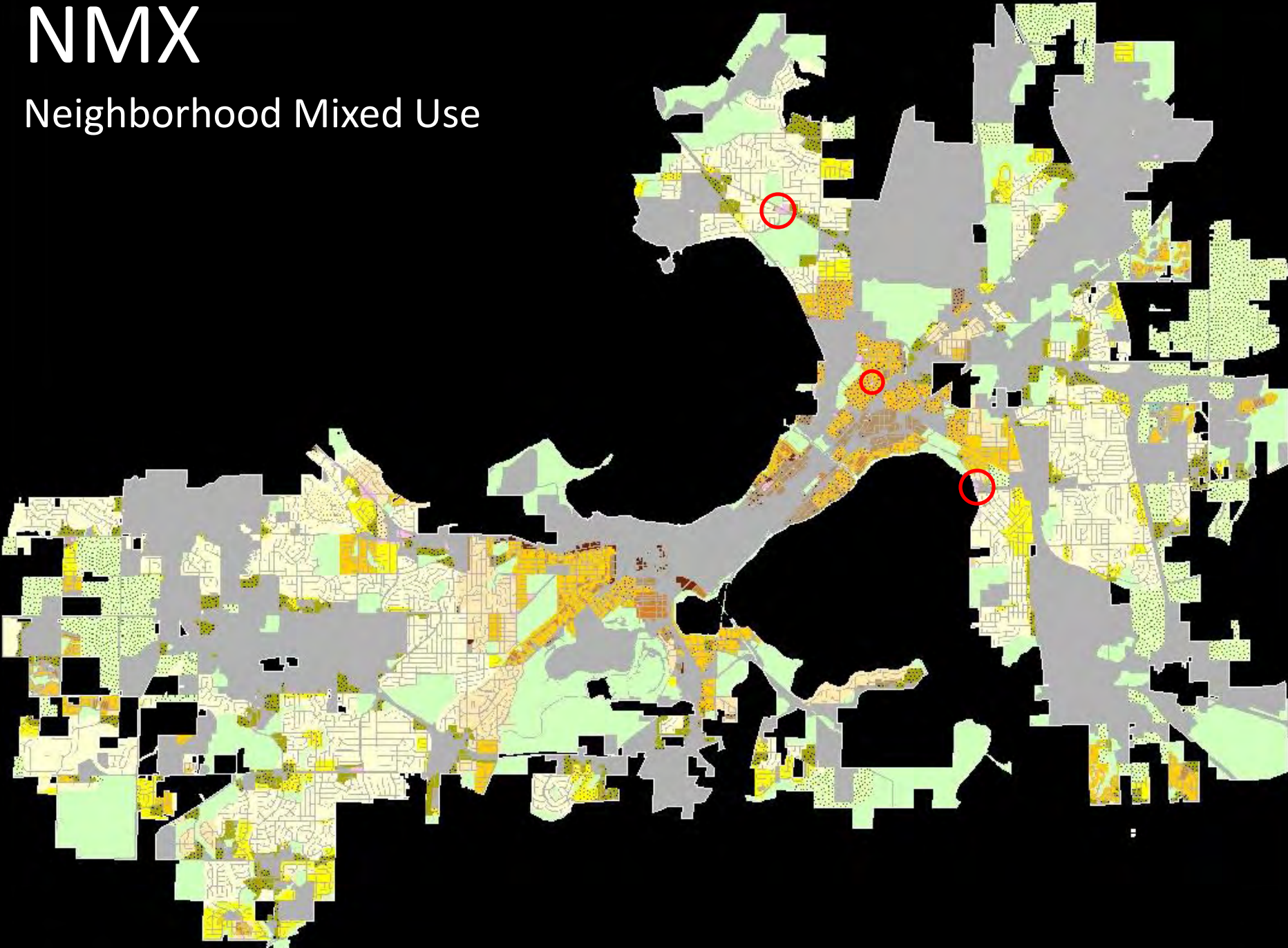
PD-MHP

Planned Development-
Mobile Home Park



NMX

Neighborhood Mixed Use





TSS

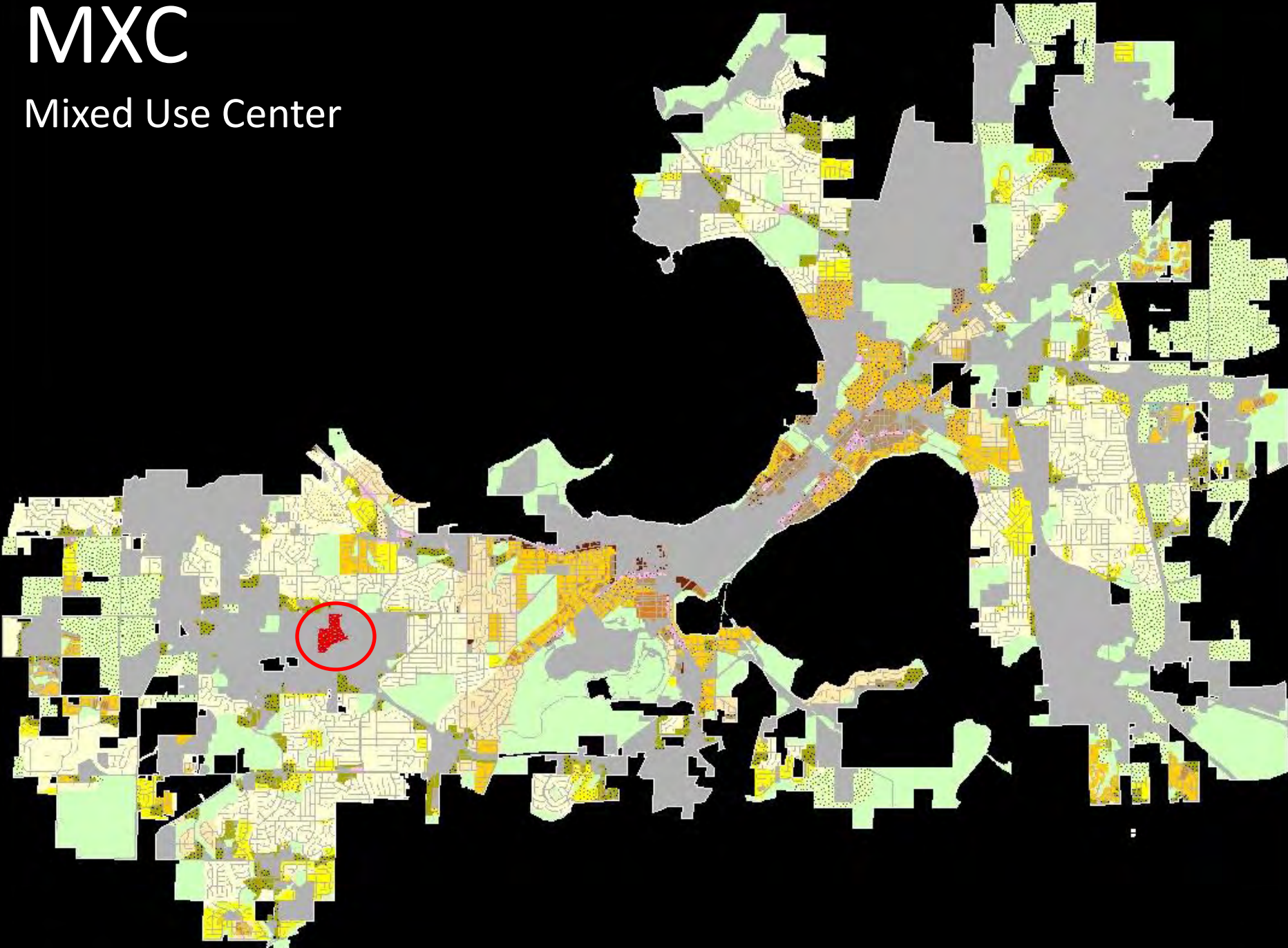
Traditional Shopping Street





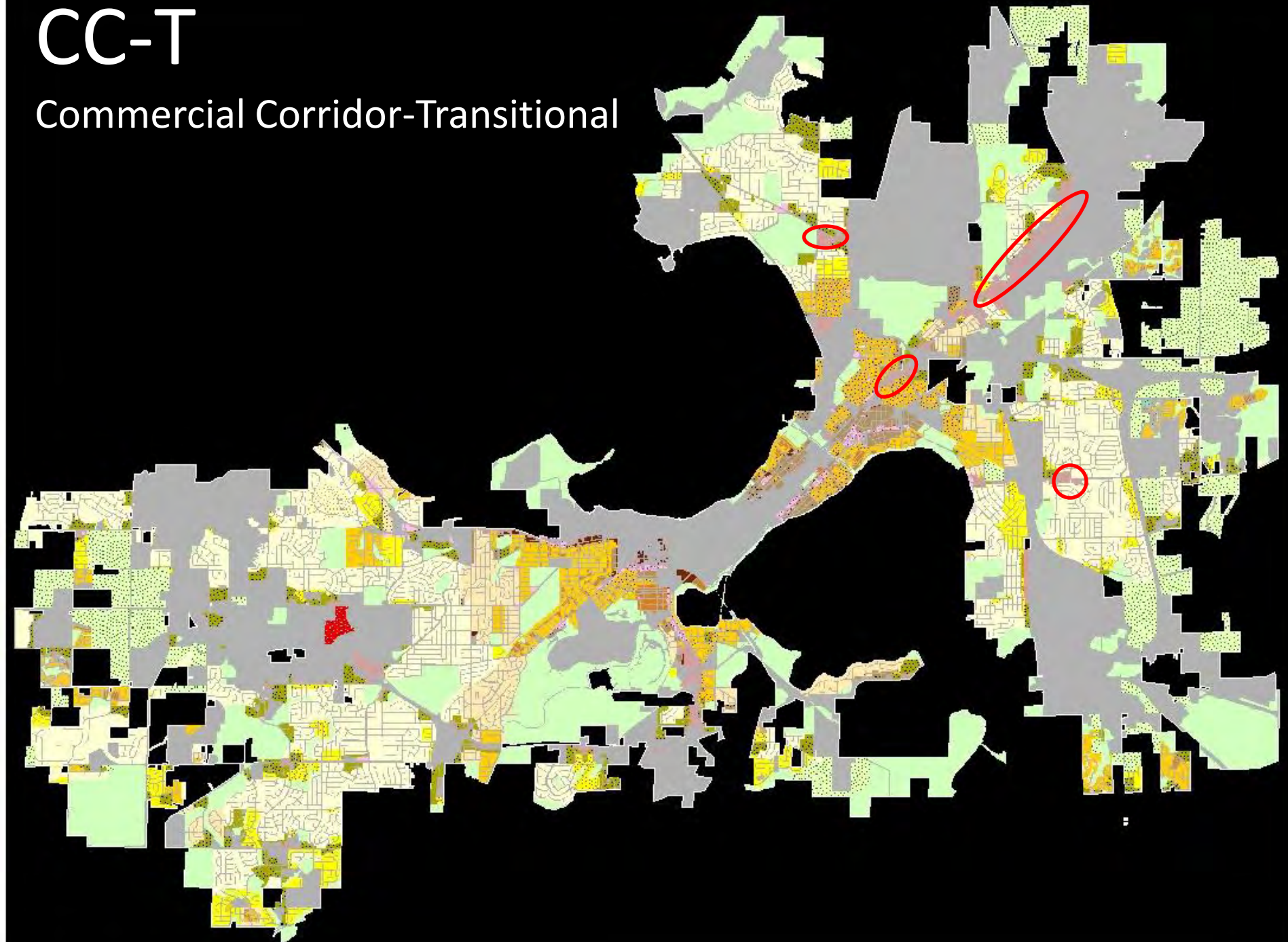
MXC

Mixed Use Center



CC-T

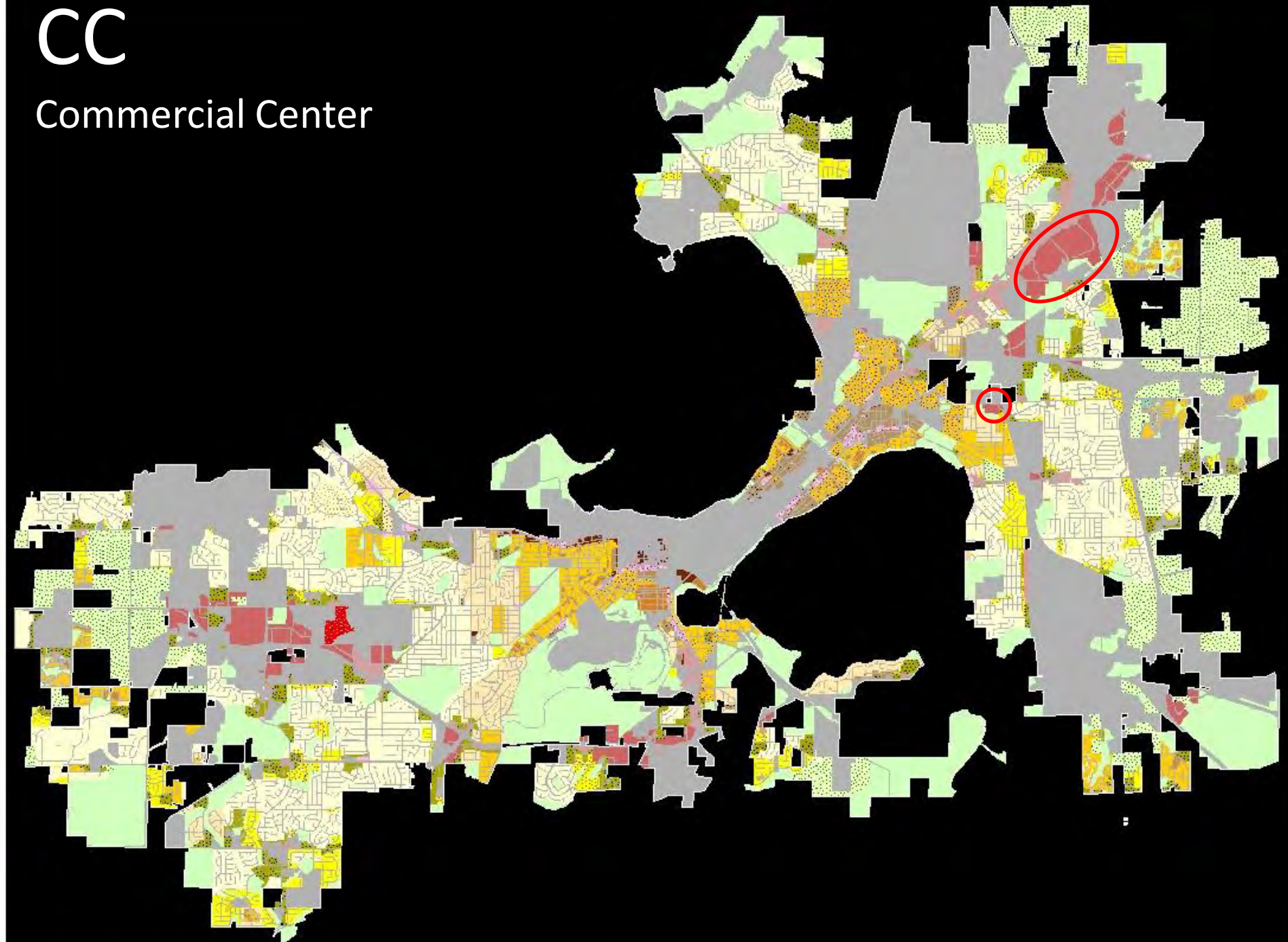
Commercial Corridor-Transitional





CC

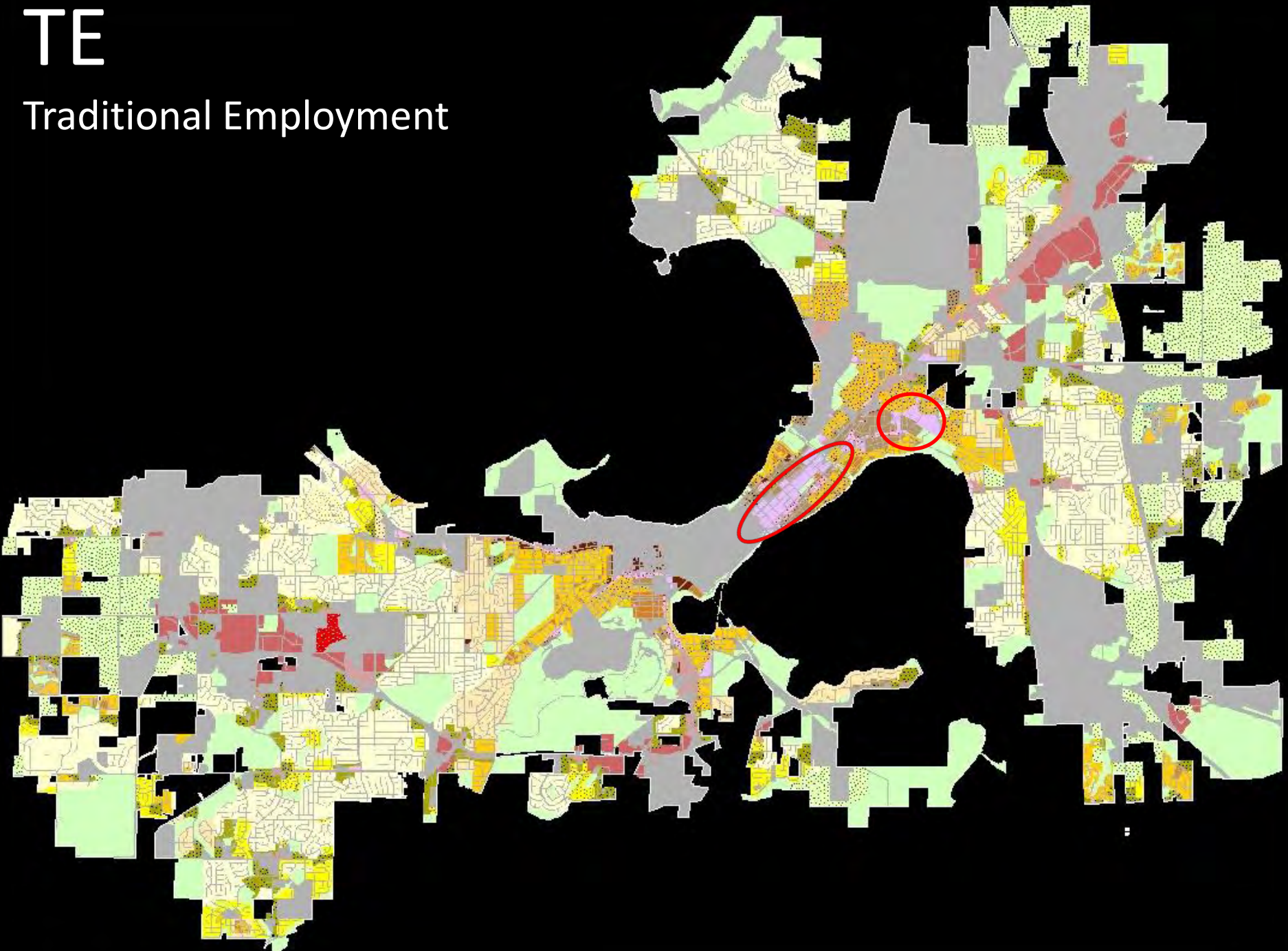
Commercial Center





TE

Traditional Employment





SE

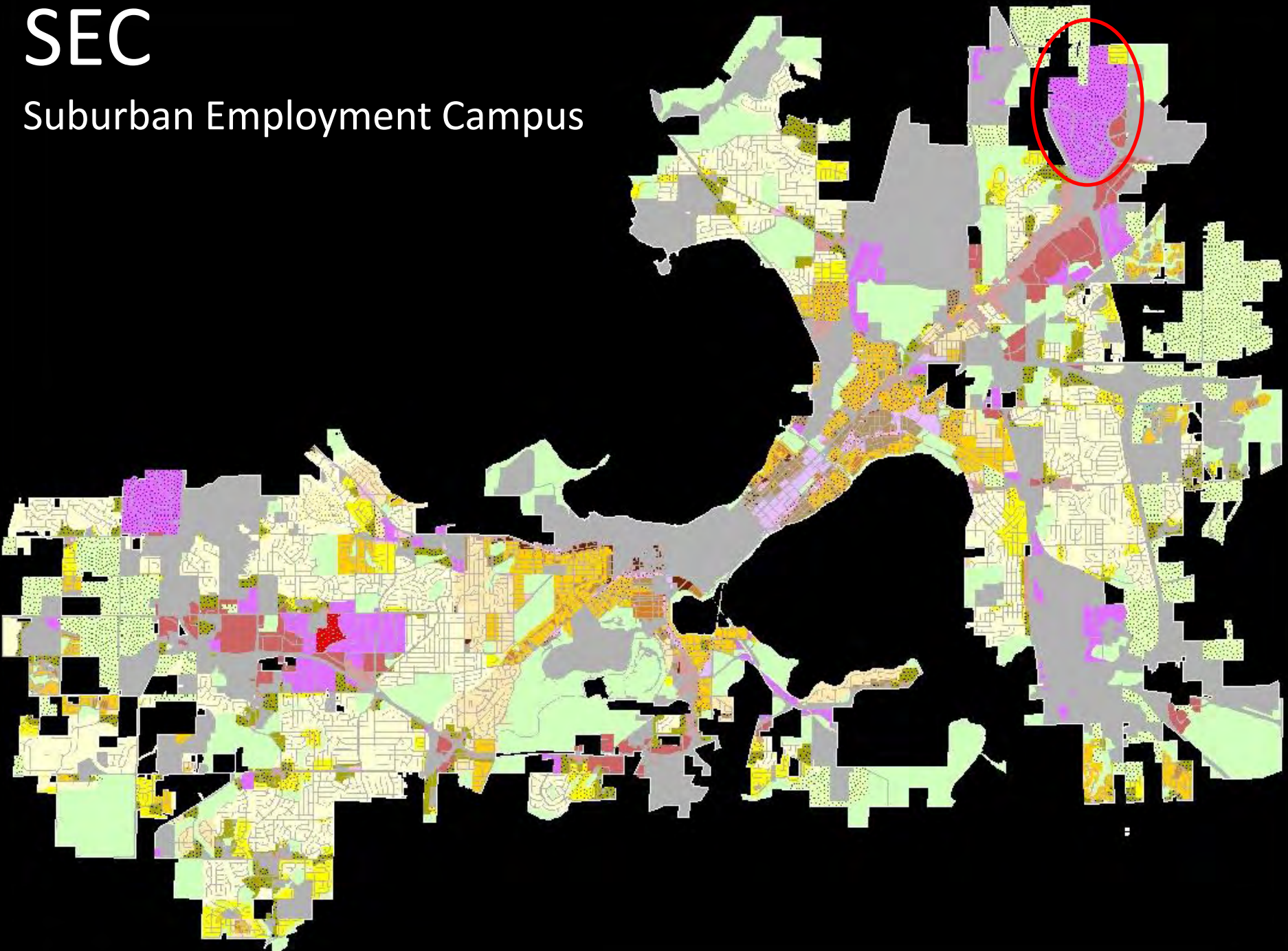
Suburban Employment

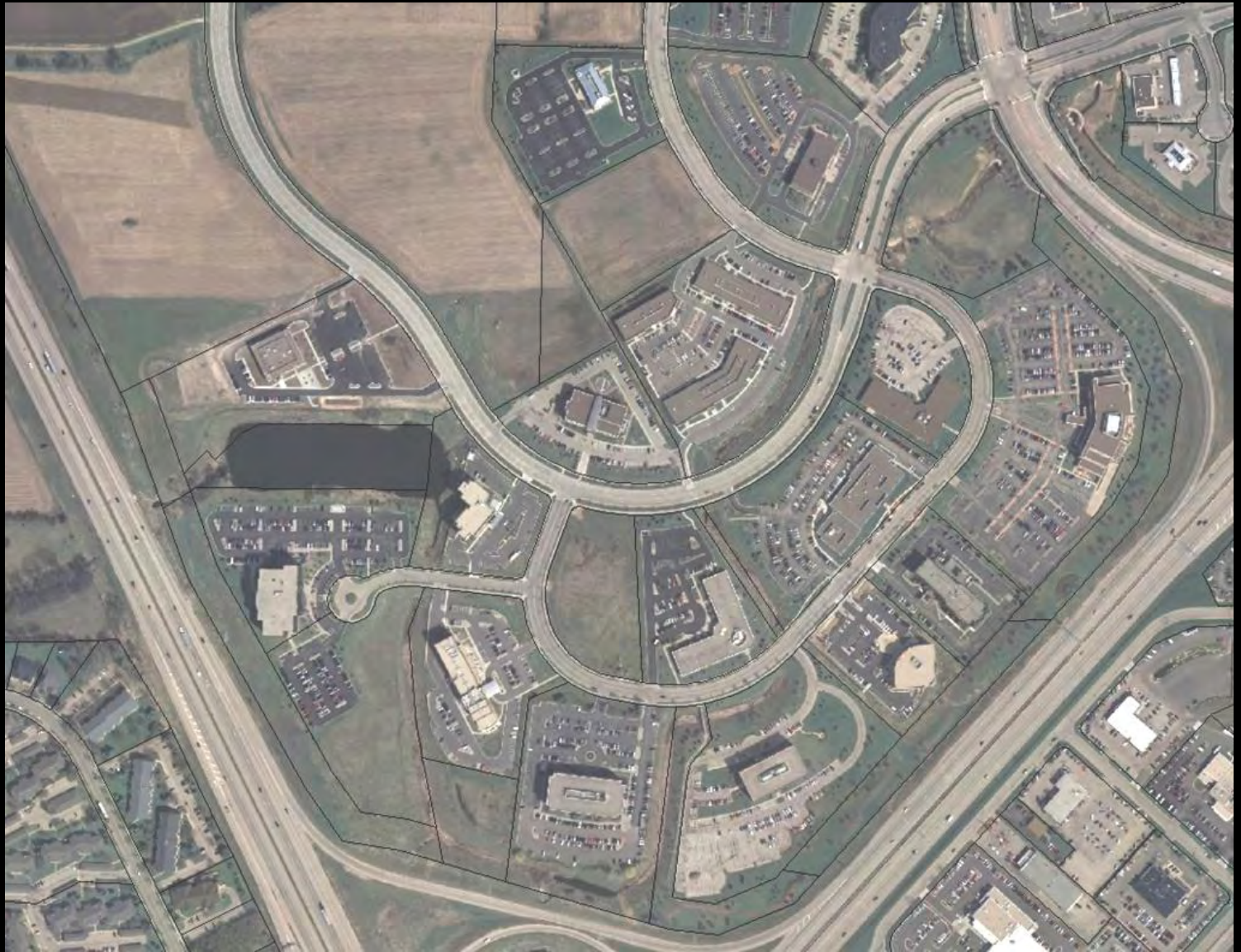




SEC

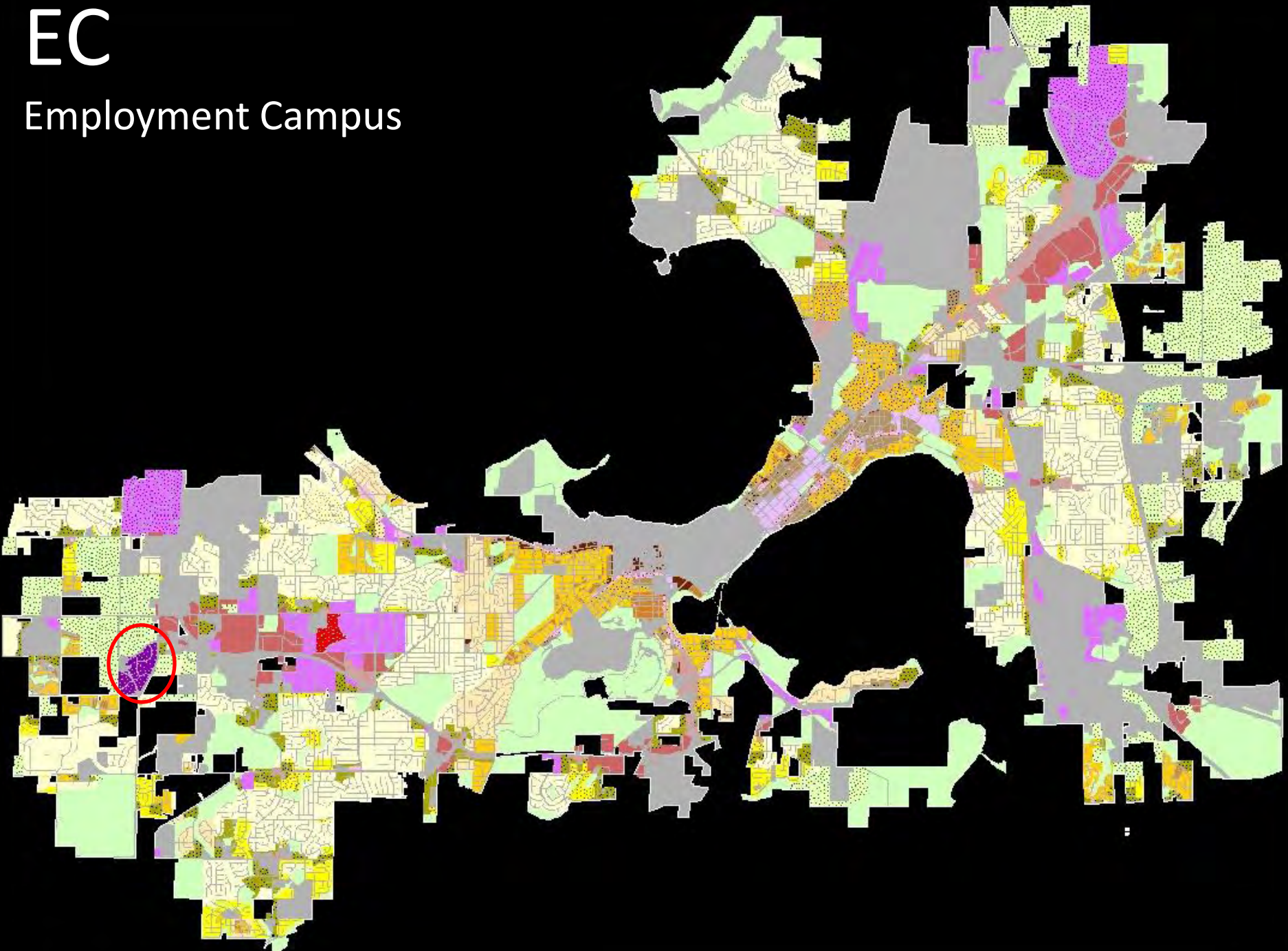
Suburban Employment Campus





EC

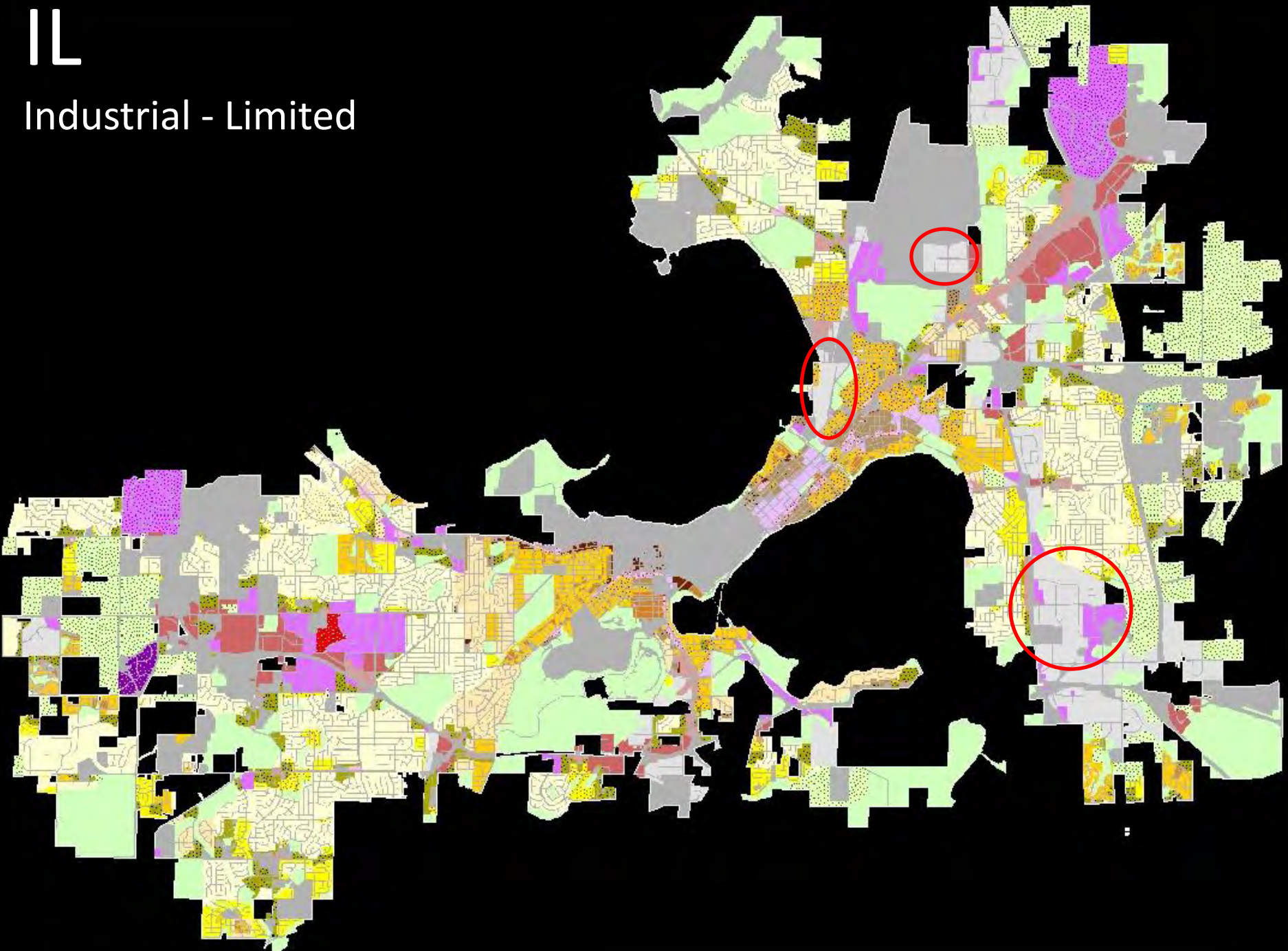
Employment Campus





IL

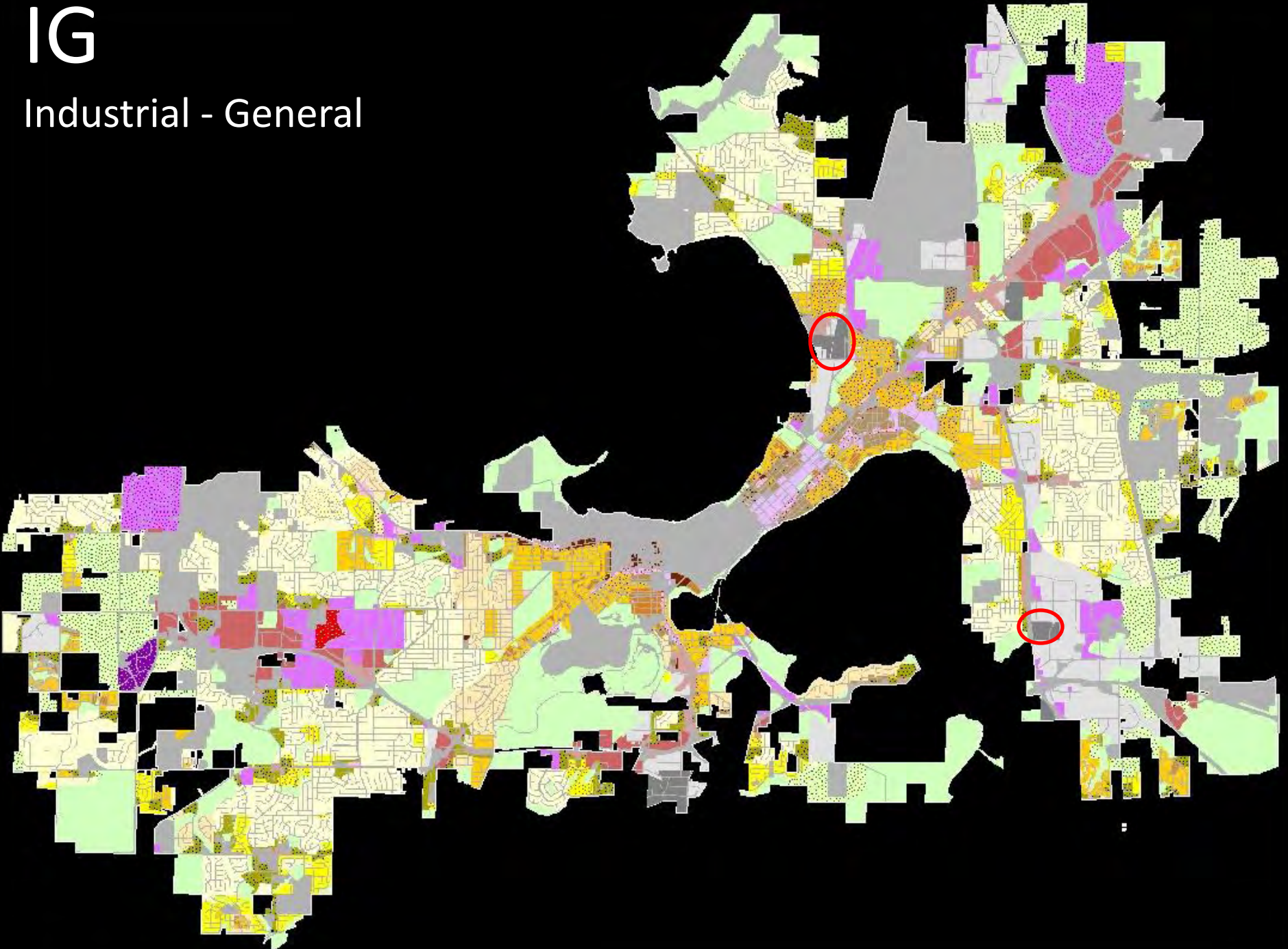
Industrial - Limited





IG

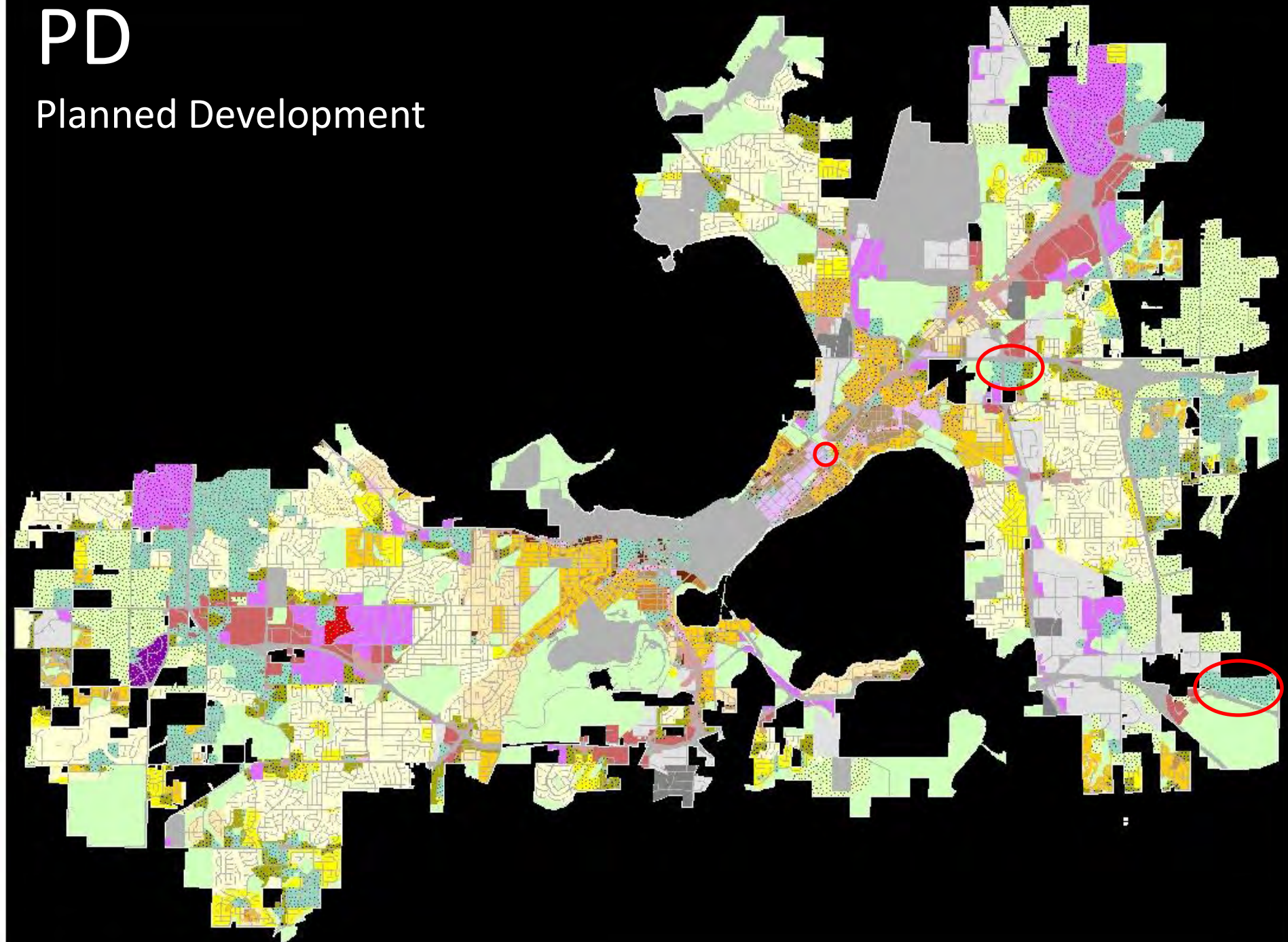
Industrial - General





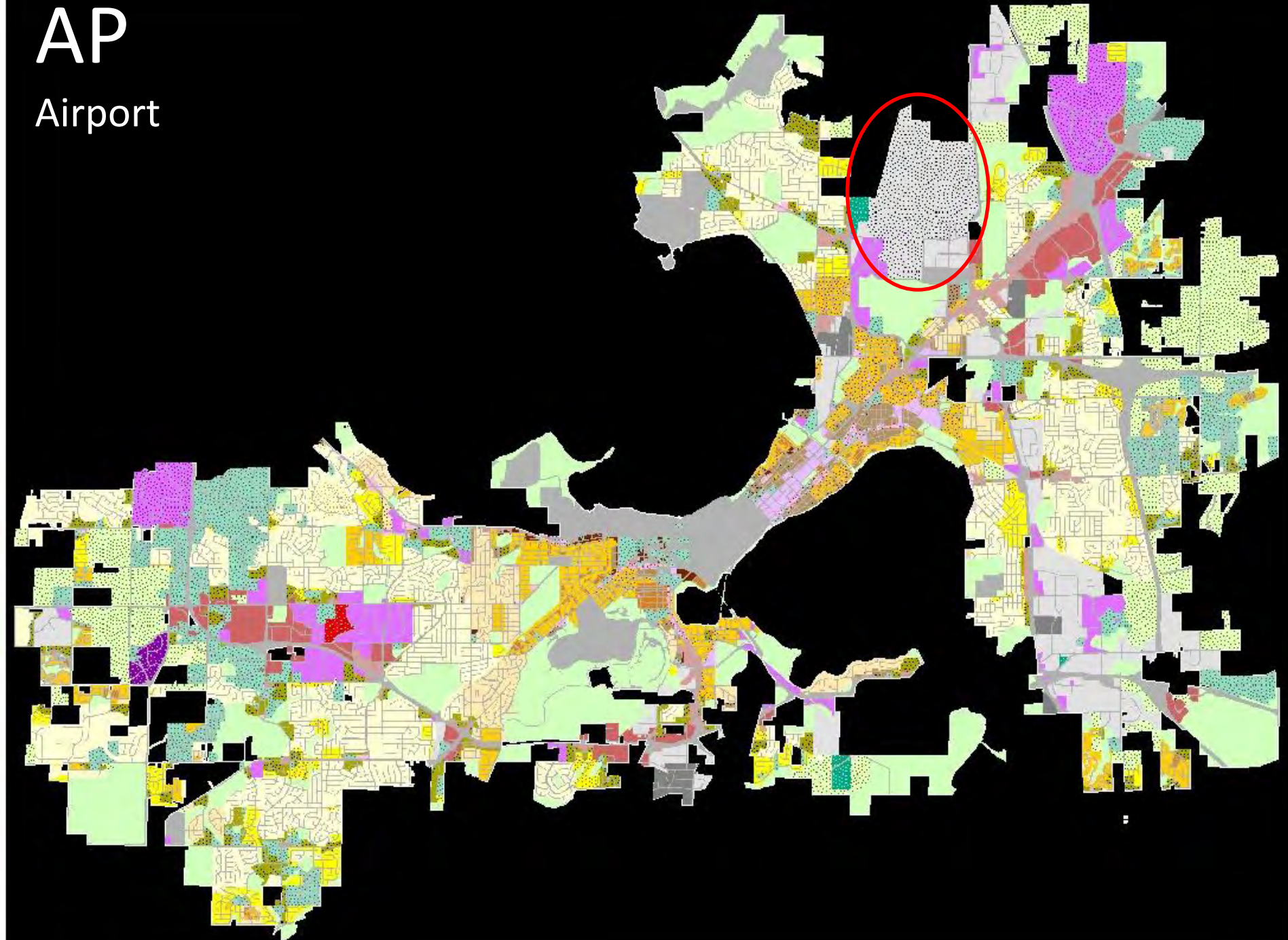
PD

Planned Development



AP

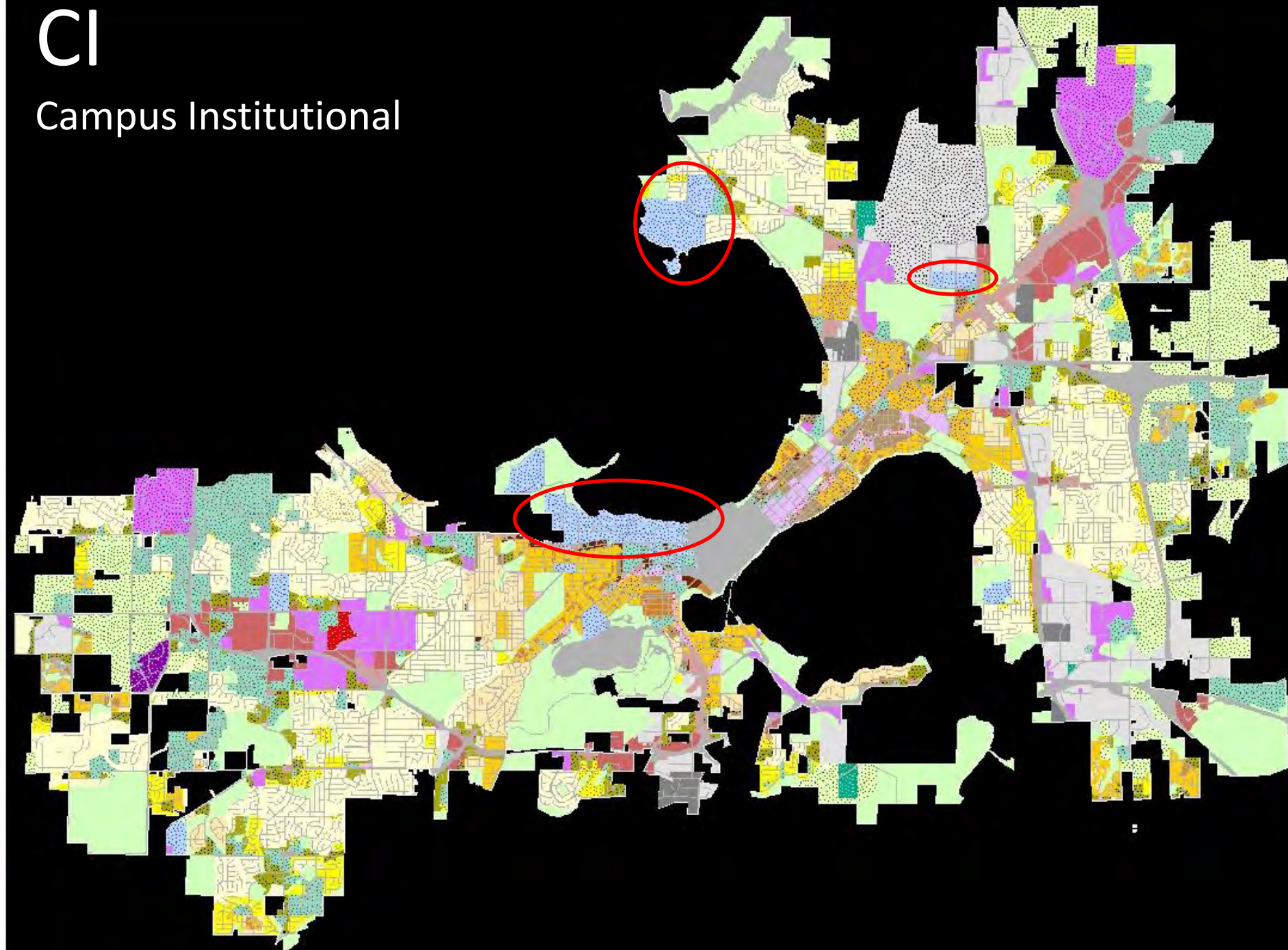
Airport

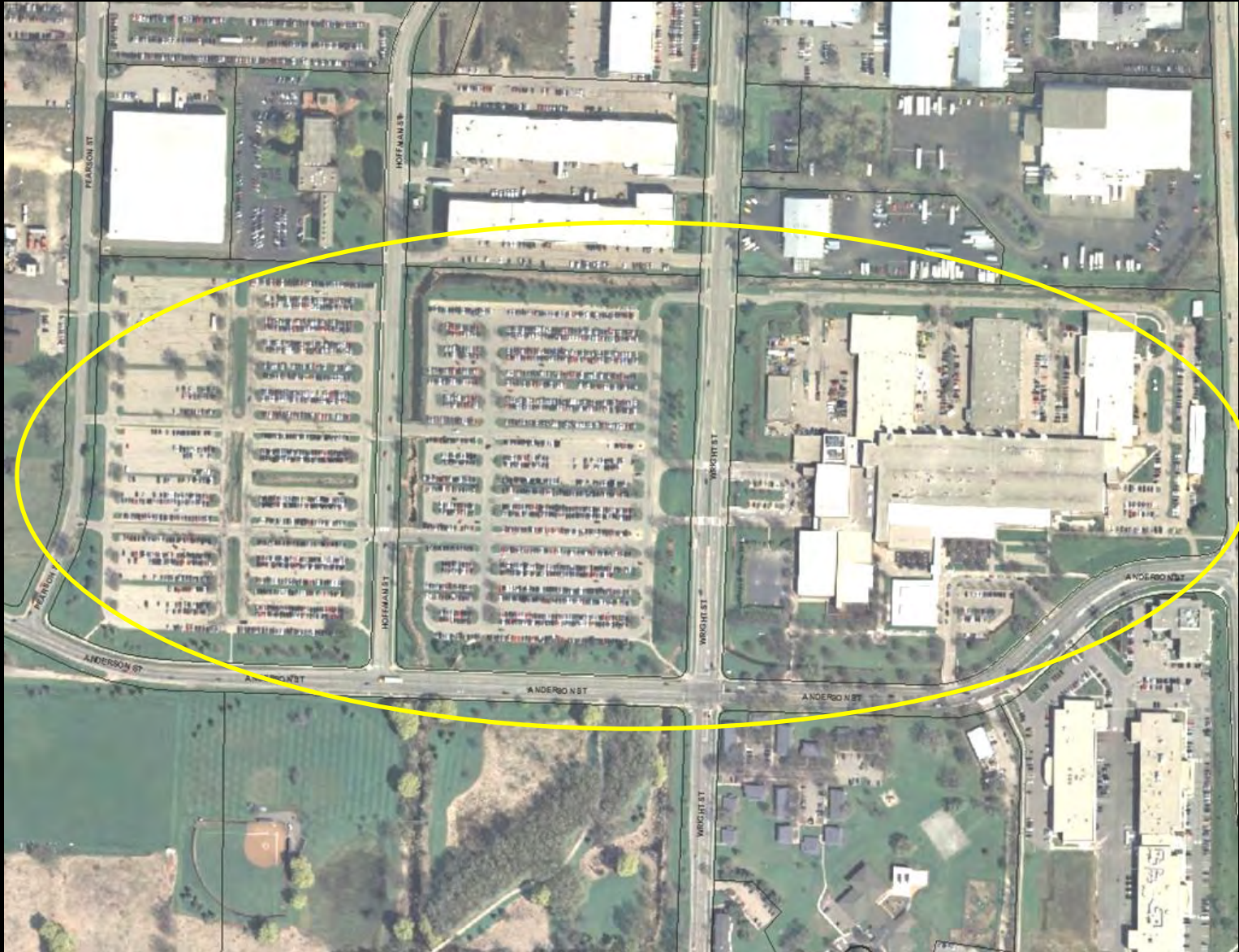




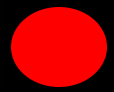
CI

Campus Institutional

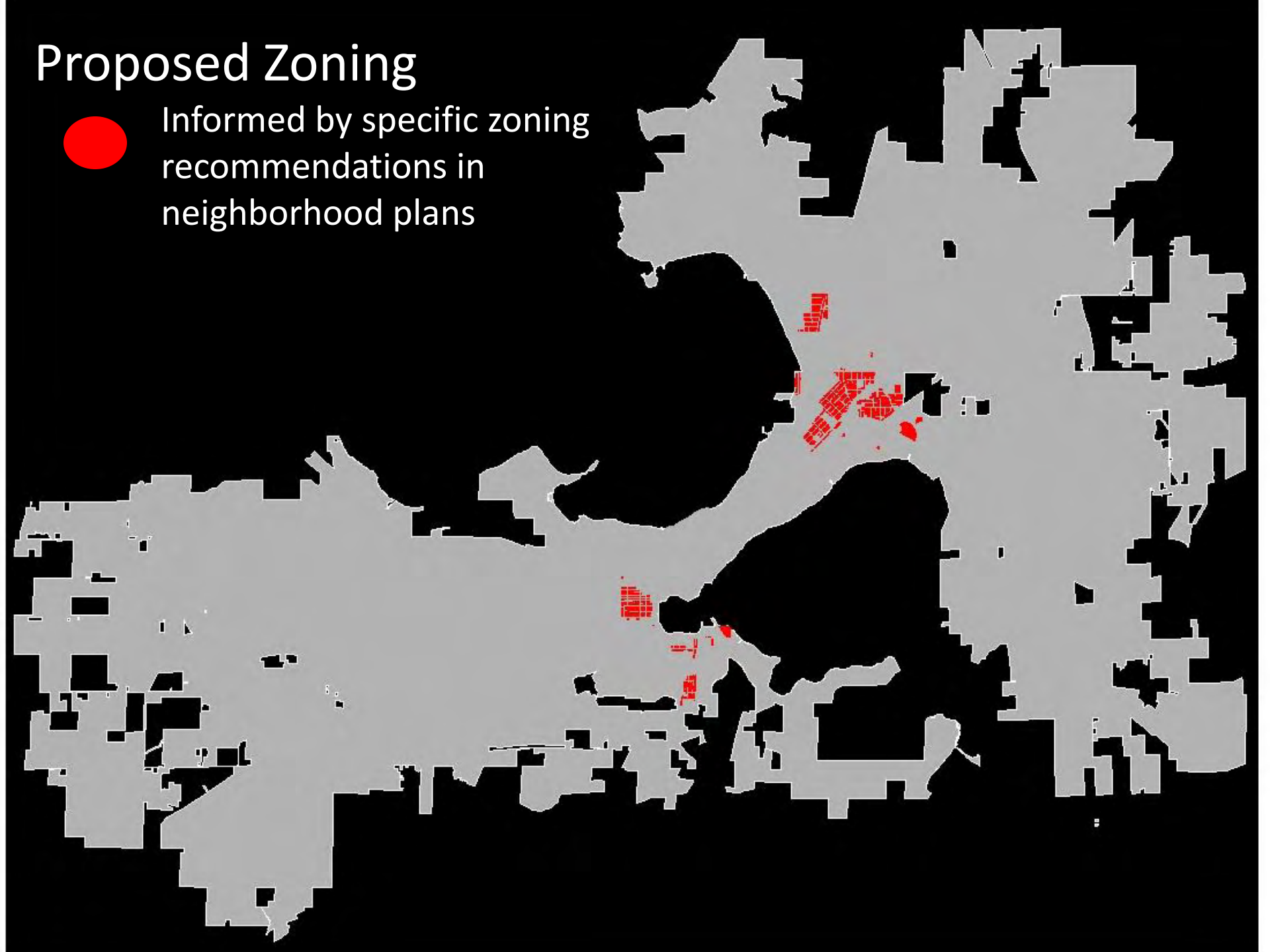




Proposed Zoning



Informed by specific zoning recommendations in neighborhood plans

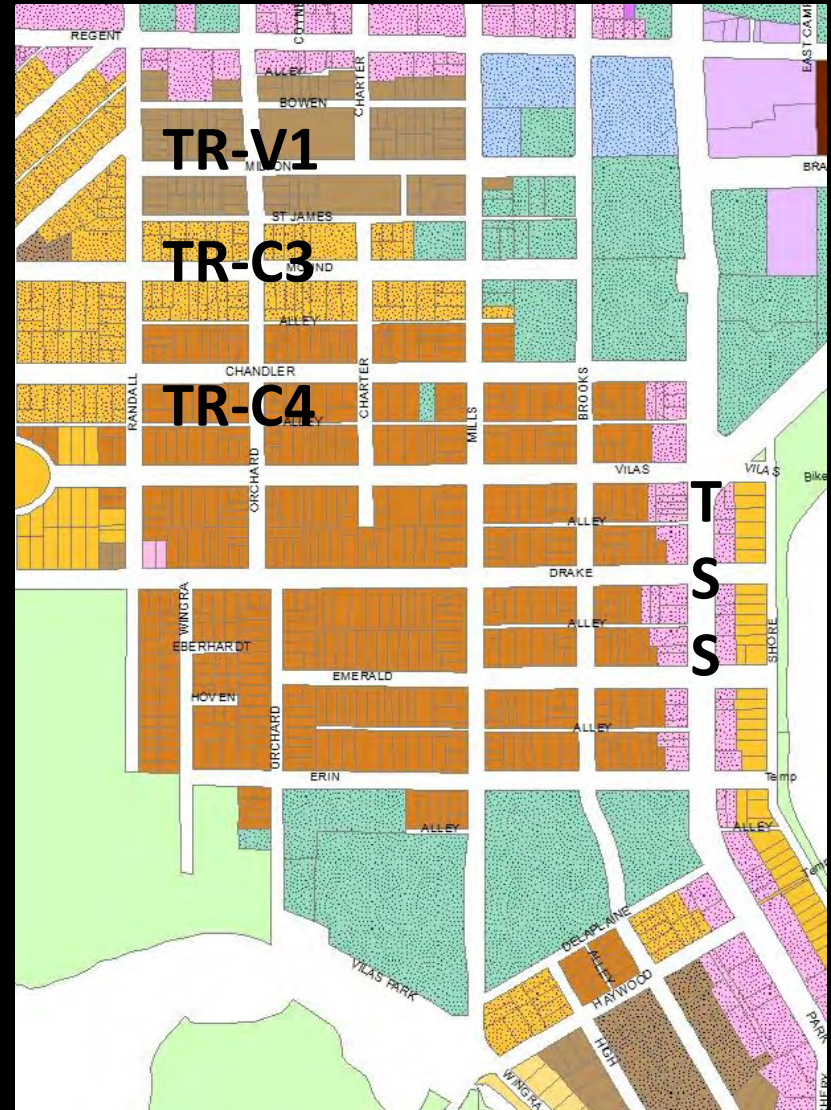


Example:

Greenbush Neighborhood Plan: Zoning Recommendations



Proposed Districts

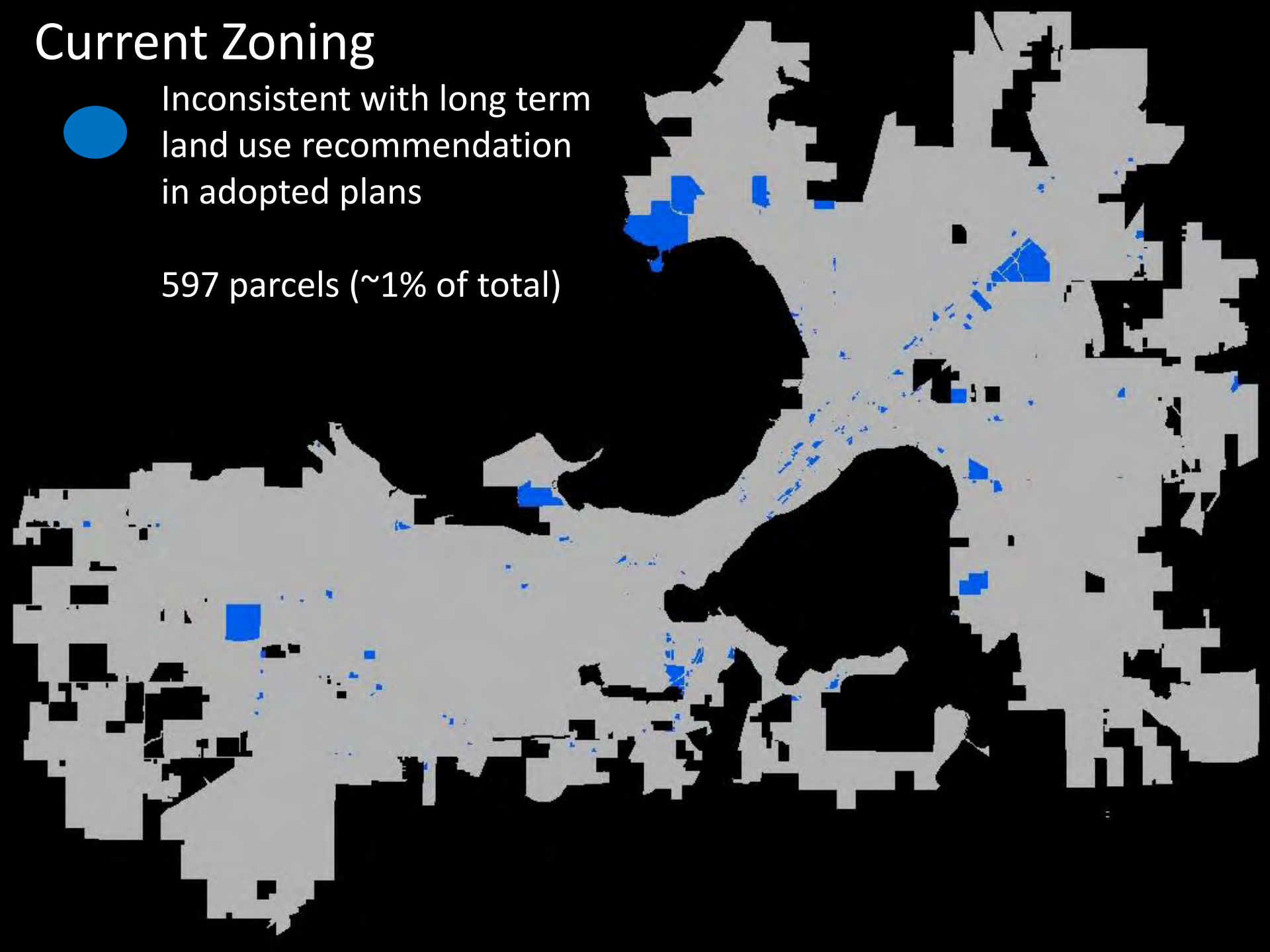


Current Zoning






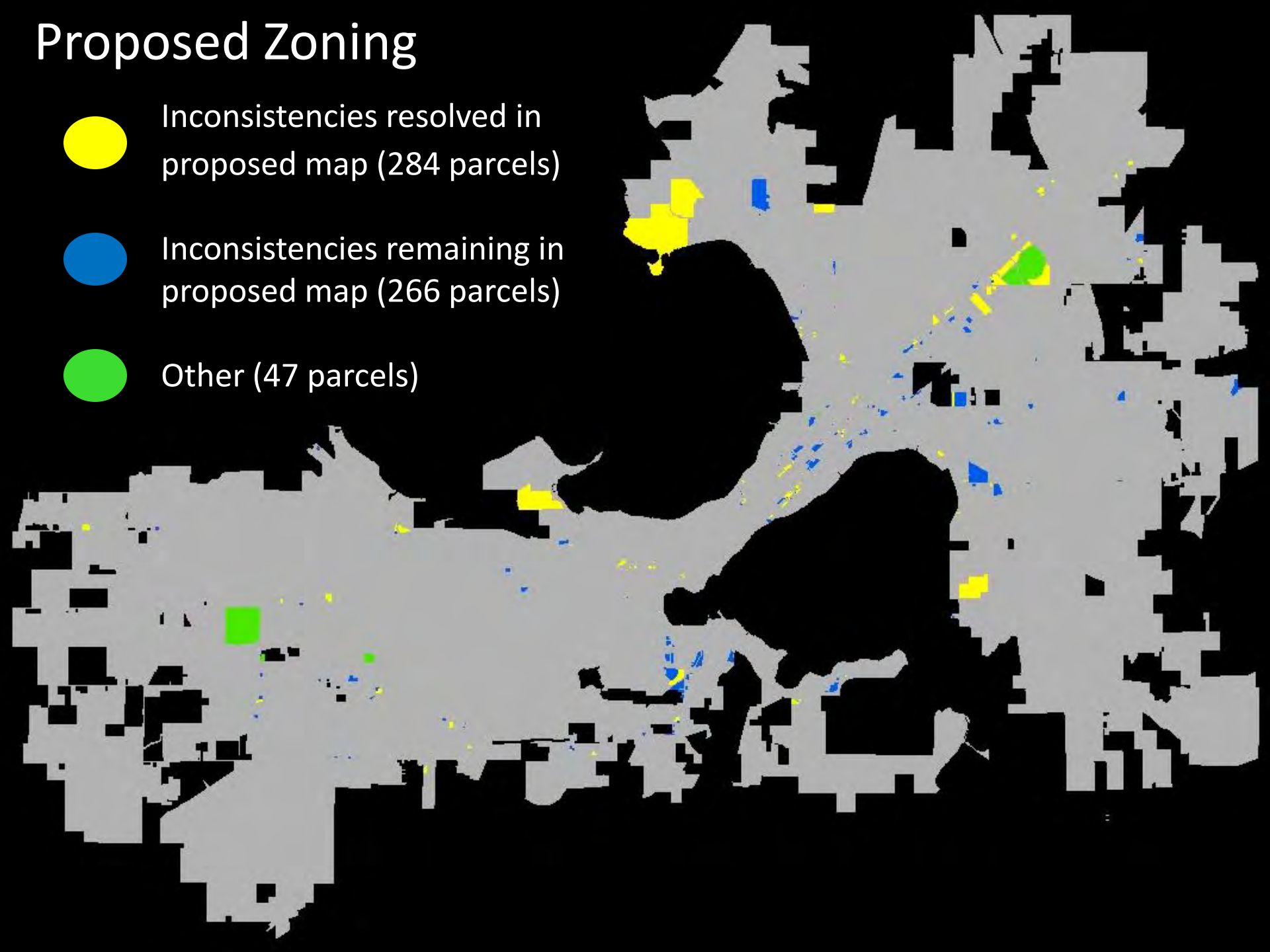
Inconsistent with long term
land use recommendation
in adopted plans

597 parcels (~1% of total)



Proposed Zoning

-  Inconsistencies resolved in proposed map (284 parcels)
-  Inconsistencies remaining in proposed map (266 parcels)
-  Other (47 parcels)



Questions and Discussion

Draft Discussion Zoning Map 1

City of Madison | AUGUST 10, 2011

