

## PLANNING DIVISION STAFF REPORT - ADDENDUM December 8, 2022

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PREPARED FOR THE COMMON COUNCIL

**Proposal:** **Zoning Text Amendment**

**Legistar File ID #:** [74703 – Transit Oriented Development \(TOD\) Overlay Zoning District](#)

**Prepared By:** Planning and Zoning Staff

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This memo is supplemental to the [November 17, 2022 TOD Overlay Zoning Memo](#).

On December 5, 2022, the Transportation Policy and Planning Board (TPPB) unanimously supported the TOD Overlay zoning ordinance with the recommendation to include relevant portions of both Local Historic Districts and National Register Historic Districts within the TOD overlay zoning district. No changes to the text were recommended. Adding portions of local and national historic districts within ¼ mile of high-capacity transit corridors would increase the size of the TOD Overlay area by about 550 acres, or about 9%, to a total of about 6,700 acres. About 360 acres of the additional area are in national historic districts (exclusive of local districts that overlap national districts), and about 190 acres are in local historic districts (see attached map for areas that would be added).

The following National Register Historic Districts (listed here from west to east) would have property included in the TOD Overlay if the TPPB's recommendation is adopted by the Common Council:

- University Hill Farms (includes northern and western parcels)
- Nakoma (includes parcels along the northeastern edge)
- West Lawn Heights (includes a small row of parcels along the southern edge)
- Wingra Park (includes all parcels except the blocks around Bear Mound Park)
- East Dayton Street (includes all four parcels)
- Fourth Lake Ridge (includes all parcels except those west of Blair Street)
- Sherman Avenue (includes all parcels)
- Tenney/Yahara (includes all parcels except those north of Sherman and south of Rutledge)
- Coolidge Myrtle (includes approximately the western half)

The following Local Historic Districts would have property included in the TOD Overlay if the TPPB's recommendation is adopted:

- University Heights (overlaps a national district of the same name; includes all parcels except some to the southwest)
- Third Lake Ridge (overlaps the East Wilson Street, Jenifer-Spaight, and Orton Park national districts; includes nearly all parcels)
- Marquette Bungalows (overlaps a national district of the same name; includes all parcels)

Note that the Mansion Hill and First Settlement local districts would not be included, as they are in the downtown, which is not part of the TOD Overlay area.

The National Register is an honorary designation, not a historic designation with City regulatory oversight. All parcels that are within TOD and a Local Historic District would still be subject to Chapter 41 of Madison General Ordinances governing local historic districts. All proposals within these areas that include exterior modifications/additions/new construction would still need to be reviewed and approved by the

Landmarks Commission using the Historic Preservation Ordinance. Preservation Planner Heather Bailey prepared a memo regarding TOD/historic district overlap – [it is available here](#).

In their recommendation to the Common Council, the Plan Commission should make clear whether they recommend the original version, the substitute as recommended by TPPB, or an alternative.

**Attachment:** Overview Map of parcels added to TOD Overlay Zoning (note that an alternative set of [detailed maps](#) that include national and local historic district parcels added to the TOD Overlay under the TPPB's recommendation have also been prepared)

# Overview Map: Parcels Added to Transit-Oriented Development (TOD) Overlay Zoning if Local and National Historic Districts are Included

- Parcels Within TOD Overlay District\*
- Proposed Inclusion of Local Historic District Parcels in TOD Overlay District\*\*
- Proposed Inclusion of National Register Historic District Parcels in TOD Overlay District\*\*

\* As introduced at the 11/22/22 Common Council meeting.  
 \*\* As recommended at the 12/5/22 Transportation Policy and Planning Board meeting (note that local districts overlap with national districts).  
 Source: City of Madison Planning Division  
 Date: 12/8/2022

