

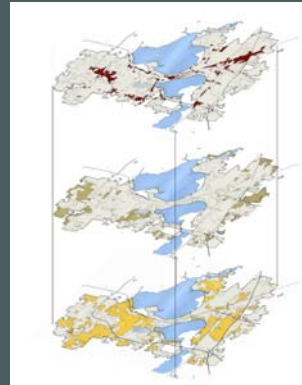
The Zoning Code Rewrite: *Meetings, Issues and Initial Findings*

Plan Commission
Zoning Code Rewrite Advisory
Committee
June 9, 2008

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Agenda

1. Recap of Community Meetings and Public Comments
2. Issue Summary
3. Zoning Code Analysis: Preliminary Findings



City of Madison — Zoning Code Rewrite

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Community Meetings

3 meetings, ±60 people

Small Group Discussions:

- ❑ “Favorite Places”
- ❑ Experience with the Code
- ❑ Examples of Good Development
- ❑ Goals for the Rewrite Process



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Community Meetings: Central Area

- ❑ Co-ops and Co-housing advocacy
- ❑ Sustainability and high quality urbanism
- ❑ Good examples:
 - 701 East Washington
 - Monroe Commons
 - Sequoia Commons
 - 1026 Williamson



“Maintain flexibility and public/stakeholder participation of PUD process while decreasing overreliance on it... Encourage urban vs. suburban design/forms.”

“Strike a balance between ease of use and public involvement – make it easier to build in a sustainable way.”



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Community Meetings: West Area

- ❑ Hilldale involvement and support
- ❑ Accessory dwelling units, granny flats
- ❑ Neighborhood covenants issue
- ❑ Community Living Arrangements
- ❑ Good examples:
 - Hilldale, Hill Farms
 - Monroe Commons, Sequoya Commons, Grandview Commons
 - Knickerbocker Square
 - Village Co-housing
 - Block 89



“Address the need to balance neighborhood character preservation with ability to invest and expand home.”



“Facilitate redevelopment of aging commercial and multi-family areas.”

Community Meetings: Northeast Area

- ❑ Preserve and require neighborhood review
- ❑ Clarify development review process
- ❑ Define expectations
- ❑ Good examples:
 - Stonehouse Development
 - Nolen Shores
 - Capitol Point
 - Block 89
 - Hilldale



“Make it easier to modernize/upgrade small houses on small lots so that old housing stock can be preserved.”

“Strike a balance between ease of use and public involvement – make it easier to build in a sustainable way.”

Questions

- *What are the specific development types that you feel are appropriate for the market?*
- *What are the obstacles to development, as you've experienced them? Do some of them relate to the zoning code? The development review process?*
- *How would you improve the development review process?*
- *How would you improve the zoning code? Are there other cities you would suggest as models?*
- *What are the strengths and weaknesses of the PUD process as you perceive them?*

Sample Responses

- The PUD process is laborious but familiar.**
 - Rewrite should have more specificity. Need to set the bar pretty high if you want to reduce PUDs.
- Two markets exist: the Isthmus and everything else.**
- Too much mixed use is required in locations without regional transportation access.**
 - Sun Prairie example – first floor flex space
- Empower City staff to make more decisions**
- Appreciate working in Madison: greatest acceptance of density and diversity.**

Questions

- *What has your experience been with development review in Madison?*
- *What types of development do you think are most appropriate in your neighborhood context?*
- *What are your perceptions of the zoning code? As it regulates commercial or mixed use development? New or infill residential? As it regulates residential additions or accessory buildings?*
- *What are the strengths and weaknesses of the PUD process as you perceive them?*
- *How could the rewrite process help your neighborhood group?*

Sample Responses

- ❑ **PUD process maximizes neighborhood review.**
 - If it goes, what would replace it?
 - PUDs may be necessary but also exhausting; not always successful
- ❑ **Existing neighborhoods could not be replaced with current code, need a code that legitimizes the built environment.**
 - Norris Court example – more density without greater height
- ❑ **Neighborhood review needs to be built into zoning approvals**
 - Greater focus on building structure and form, less on use
- ❑ **Concerns re permit parking, moped and bike parking in central neighborhoods**



Accessory dwelling units – pro and con

Favorable

- Ideal for caregivers, aging relatives, etc.
- Assist in maintaining large primary dwellings, keeping residents in homes
- Unobtrusive way to add density
- Increase tax base, affordable housing

Unfavorable

- Management issues - Difficult to prevent them from becoming rentals
- Problems in defining qualified residents (i.e. relatives)
- Adds additional parking demands in congested areas

Areas of Substantial Agreement

- The Zoning Code is complicated and difficult to use.
- It doesn't match the Comprehensive Plan or neighborhood plans.
- It would not allow many historic / traditional neighborhoods to be built today.
- The relationship between zoning and design review is unclear.
- The development review process is lengthy and confusing.
- The Code rewrite should address sustainability at various scales.
- The Code rewrite should embody citizens' values and concerns

Areas of Disagreement

- **PUDs – a love/hate relationship**
 - Intensity; degree of neighborhood review
 - Unpredictability, “burn-out”
- **Group living situations**
 - R4 and R4A issues
 - Co-ops and co-housing
 - CLAs
- **Balancing stability and change**
- **How to achieve consistency between plans and zoning?**

Residential districts: R1 and R1-R

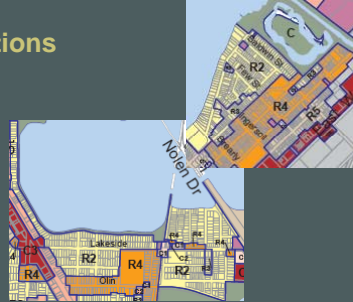
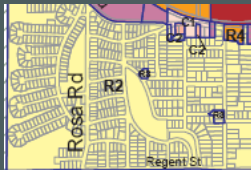
- R1: Relatively stable, post-1966 or large-lot neighborhoods
- R-1R: Largest lot sizes; Highlands neighborhood
- Few changes anticipated



Preliminary Findings

Residential districts: R2

- “Old” R2 – small lots, area exceptions
- “New” R2 generally meets code

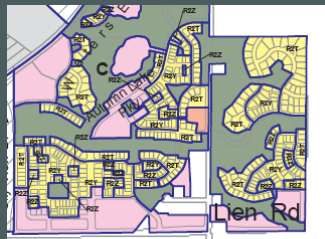


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Preliminary Findings

Residential districts: R2 S, T, Y and Z Districts

- Combined to produce “TND” type of development in outlying areas
- A true TND district would allow a more integrated approach
- Dimensions potentially applicable to older neighborhoods

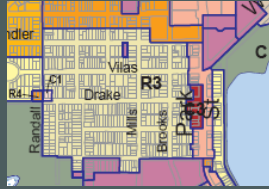


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Preliminary Findings

Residential districts: R3

- Older neighborhoods: upper/lower duplexes, many “undersized” lots – mixed housing types
 - Need for area exception-type process or change in dimensions
- Newer neighborhoods: ‘twin’ or side-by-side duplexes



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Preliminary Findings

Residential districts: R4 and R4A

- Older neighborhoods: highly mixed, many historic districts, overzoned
- Newer neighborhoods: not built to maximum densities
- R4A: family definition; enforcement problems?

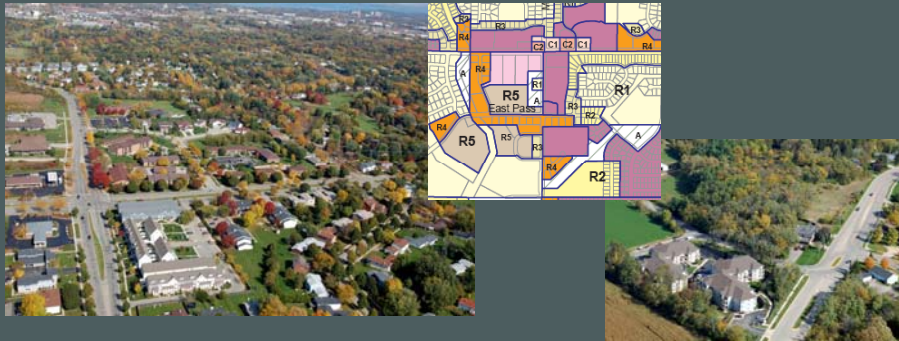


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Preliminary Findings

Residential districts: R5, R6, R6H

- R5 – outlying multi-family development



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Preliminary Findings

Residential districts: R5, R6, R6H

- Generally not used in and near Downtown – taller buildings achievable with PUDs
- R5: overzoned near downtown
- R6H: Mansion Hill Historic District



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Preliminary Findings

Commercial Districts: C1 – C4

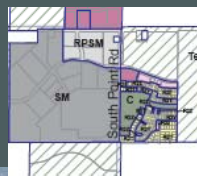
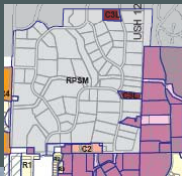
- Mixed use (residential/office/commercial) allowed in most districts; design standards only in Urban Design Districts
- Many neighborhood-scale shopping streets zoned C2, including mixed residential-commercial blocks
- Outdoor eating, restaurant-tavern issues
- Shallow (one lot, half-block) depth of many commercial corridors makes density transitions difficult, constrains off-street parking



Preliminary Findings

Office, Business Park and Industrial Districts

- Consolidation?
- Protection of industrial areas



Preliminary Findings

Potential New Districts

- Mixed use categories
- Campus – UW campus core, hospitals? other?
- New residential neighborhood districts (older neighborhoods)
- TND
- Park District

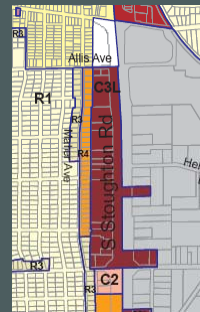


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Preliminary Findings

Case Study Sites

- Marquette / East Washington
- Spring Harbor / Whitney Way
- Glenway / Mineral Point
- Stoughton Road corridor



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Preliminary Findings

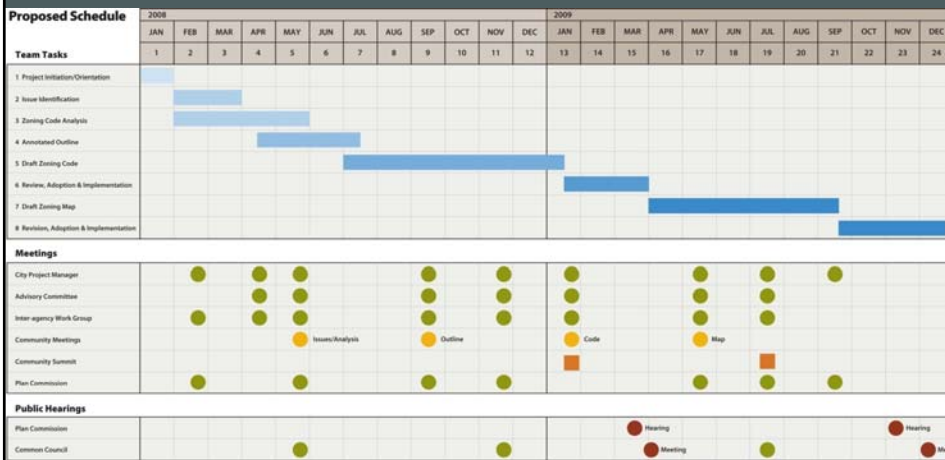
Next: Zoning Analysis Report

Issue Identification + Technical Evaluation

- Variance records
- Patterns of nonconforming uses
- Discrepancies between plans and zoning
- Representative development types
- Similar ordinances and rewrite processes
 - Topeka
 - Denver
 - Baltimore
 - San Antonio
 - St. Petersburg
- Sustainability issues
- Relationship to other City ordinances – subdivision, urban design, landmarks

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Meeting Scheduling



Note: Scope and schedule subject to review and approval of client and Cunningham Group
Rev. 2/13/08

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