

Bus Rapid Transit (BRT) and Transit-Oriented Development (TOD) Zoning Framework

Video: See [this link](#) for the video of the presentation and discussion (starts at 1:57:45)

Slides: See [this link](#) for the slides presented on 9/30/21.

During the third hour of the special Plan Commission meeting, Planning Division Director Heather Stouder presented an overview of the Federal Transit Authority TOD Planning Grant to the City of Madison, an analysis of land use, plans, and zoning along the East West Bus Rapid Transit (BRT) Corridor, and three high-level questions for Plan Commissioners regarding the framing of TOD-Overlay Zoning in Madison. Input from the Plan Commission on these questions is summarized briefly below.

Apply TOD modifications (“carrots and sticks”) by Zoning District, instead of the expectation for specific plans and TOD overlays unique to each BRT station area?

- Commissioners generally supported this approach, with one commissioner noting that if staff had time, a more specific block-by-block approach (like an Urban Design District) might be preferable.

Applicable distance from BRT Route/Station for TOD-Overlay Zoning?

- Commissioners shared varied feedback on this question, with some supporting a ¼ mile distance, some supporting a ½ mile distance, and some suggesting that perhaps different regulations could apply within ¼ mile and ½ mile.
- Most commissioners supported a fixed distance from the BRT *corridor*, rather than using a radius from stations or an actual walking distance from stations.

Exemptions for Historic Districts from the TOD-Overlay Zoning?

- Commissioners seemed to reach consensus that exempting Local Historic Districts from the TOD-Overlay was a good direction.
- Some commissioners felt that National Register Districts should be exempted from the TOD-Overlay, but others preferred to all or part of the relevant portions of these areas included. Some commissioners mentioned the area along Sheboygan Avenue as an example area within a National Register District that should be included.
- One commissioner suggested that perhaps some, but not all, of the TOD-Overlay framework could apply in National Register Districts.

Other Notes:

- One commissioner mentioned the importance of improving walkability and accessibility in TOD areas.
- Staff noted that it might make sense to exempt the Downtown area from TOD-Overlay, since the Downtown already has a height maximum established as part of the Zoning Code.