

Transit-Oriented Development Overlay Update



Plan Commission
August 8, 2022

Agenda

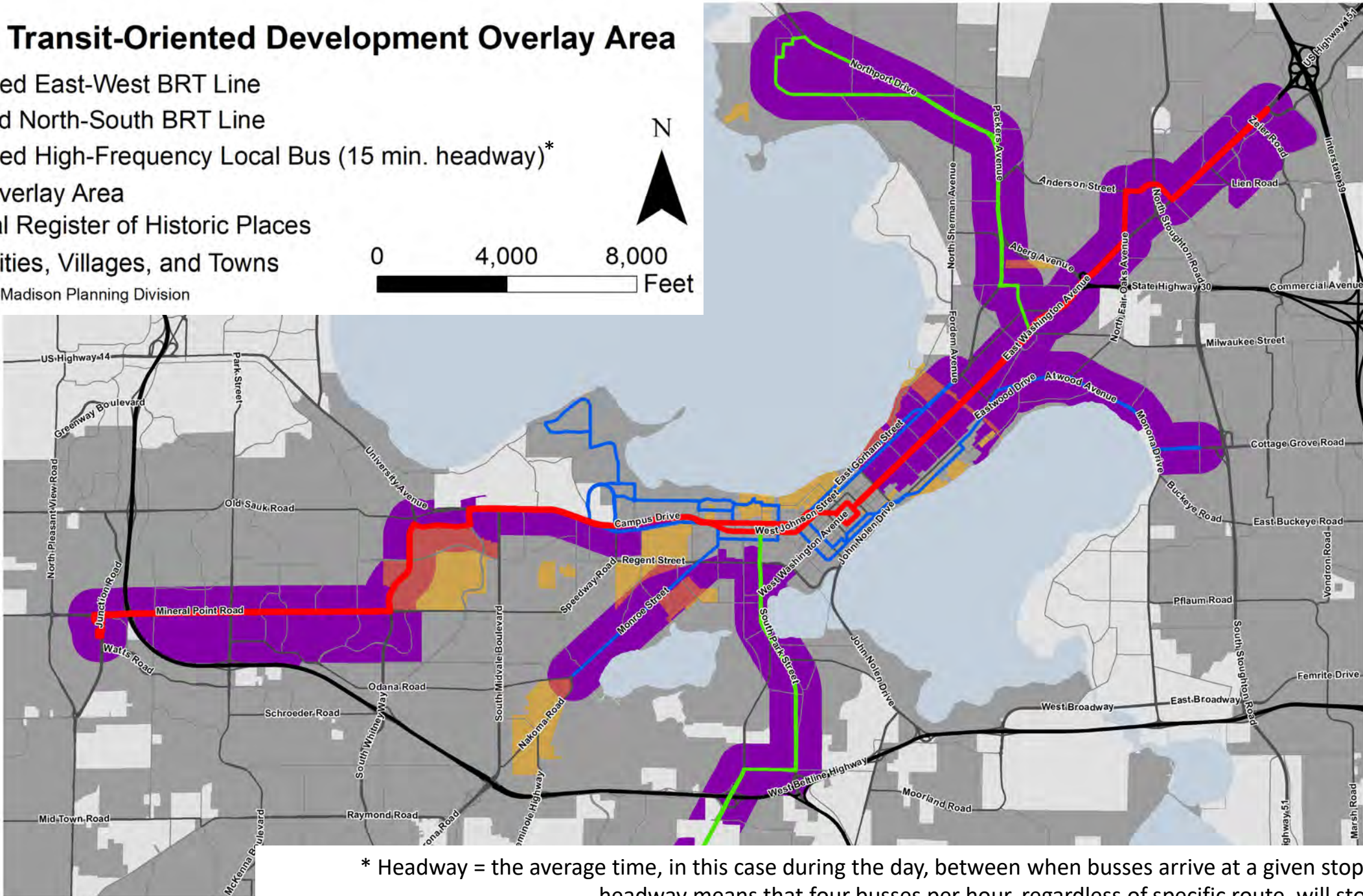
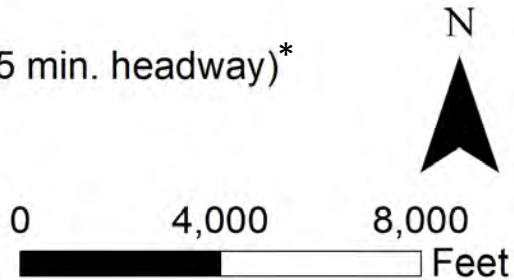


1. TOD overlay zoning & National Register Historic Districts
2. Front setbacks
3. Schedule review
4. Commission discussion

DRAFT Transit-Oriented Development Overlay Area

- Approved East-West BRT Line
- Planned North-South BRT Line
- Approved High-Frequency Local Bus (15 min. headway)*
- TOD Overlay Area
- National Register of Historic Places
- Other Cities, Villages, and Towns

Source: City of Madison Planning Division

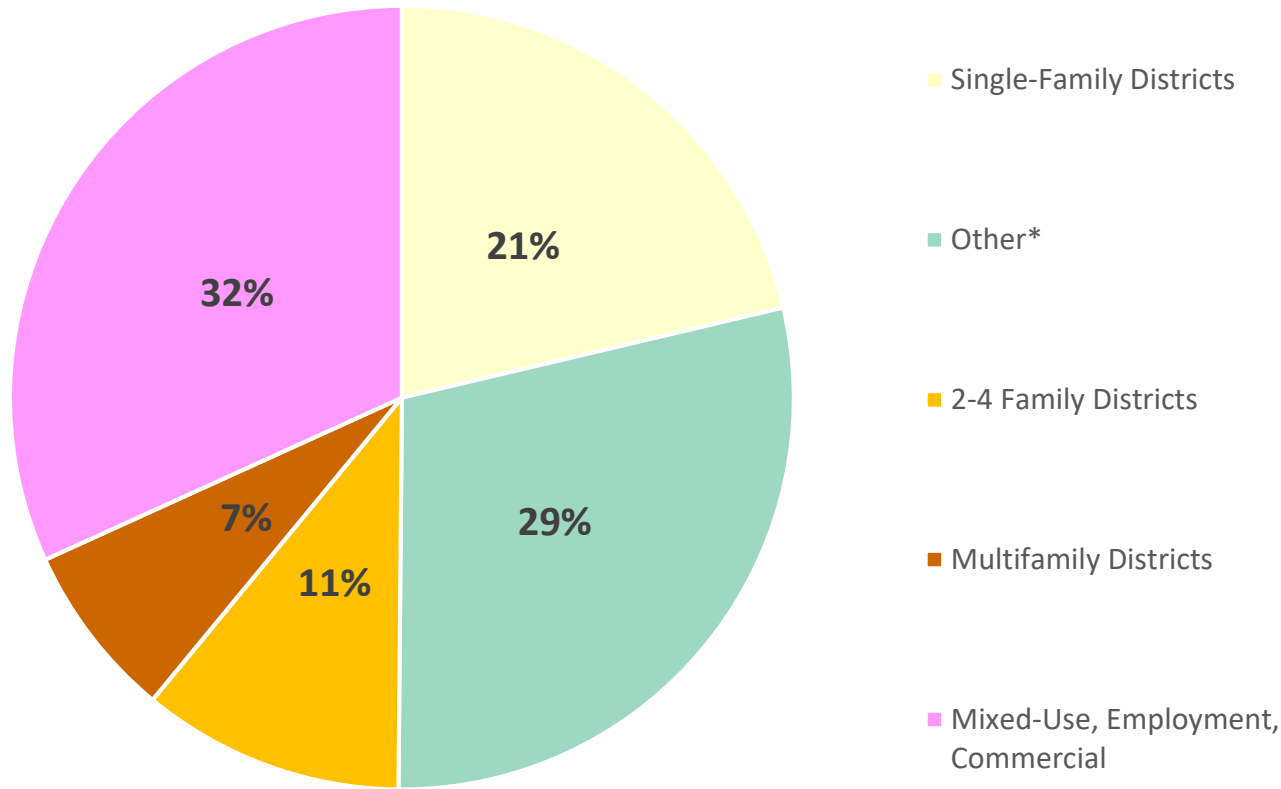


* Headway = the average time, in this case during the day, between when busses arrive at a given stop. A 15 minute headway means that four busses per hour, regardless of specific route, will stop at a station.

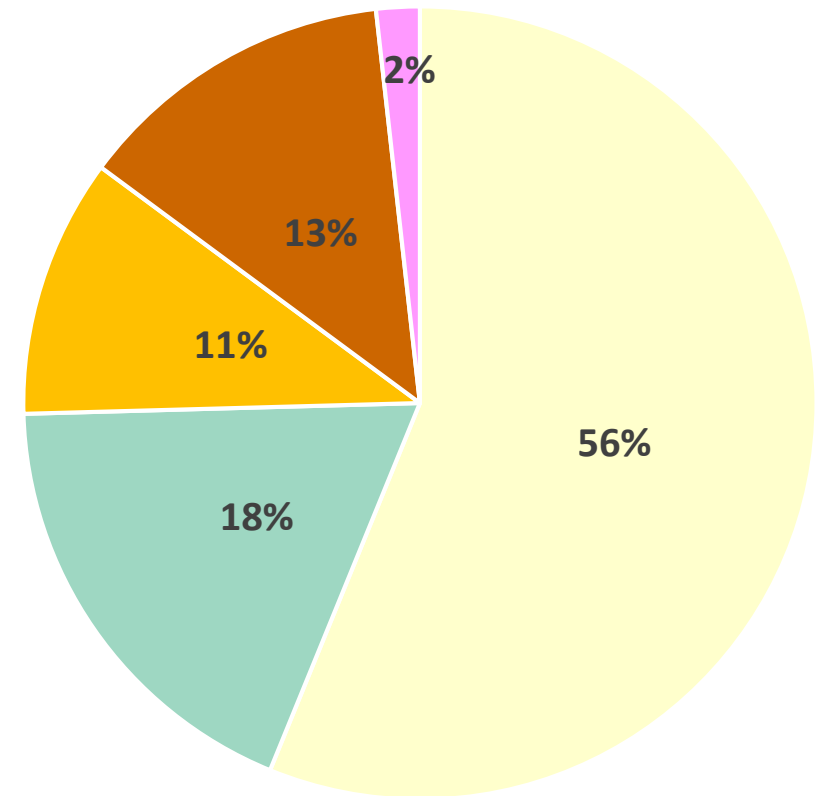
TOD Overlay Zoning Summary



TOD Overlay: Zoning (Exclusive of Historic Districts)














TOD Overlay - National Historic Districts Overlap: Zoning

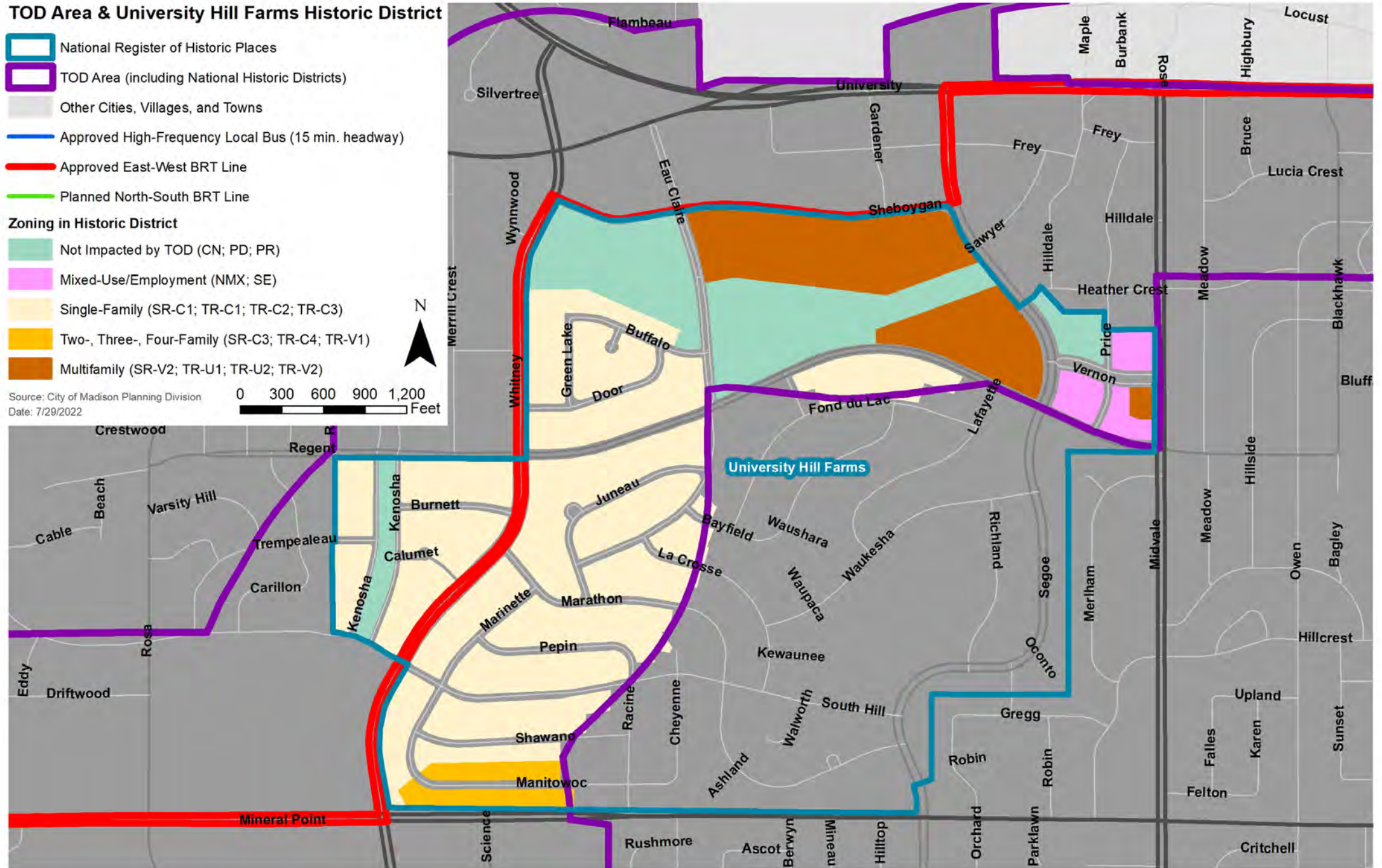
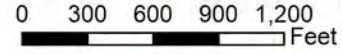


Other* denotes zoning districts that are not impacted by the TOD overlay (such as planned developments, industrial districts, and park).

TOD Area & University Hill Farms Historic District

-  National Register of Historic Places
 -  TOD Area (including National Historic Districts)
 -  Other Cities, Villages, and Towns
 -  Approved High-Frequency Local Bus (15 min. headway)
 -  Approved East-West BRT Line
 -  Planned North-South BRT Line
- Zoning in Historic District**
-  Not Impacted by TOD (CN; PD; PR)
 -  Mixed-Use/Employment (NMx; SE)
 -  Single-Family (SR-C1; TR-C1; TR-C2; TR-C3)
 -  Two-, Three-, Four-Family (SR-C3; TR-C4; TR-V1)
 -  Multifamily (SR-V2; TR-U1; TR-U2; TR-V2)


Source: City of Madison Planning Division
Date: 7/29/2022



TOD Area & Nakoma Historic District

-  National Register of Historic Places
-  TOD Area (including National Historic Districts)
-  Other Cities, Villages, and Towns
-  Approved High-Frequency Local Bus (15 min. headway)
-  Approved East-West BRT Line
-  Planned North-South BRT Line







Zoning in Historic District

-  Single-Family (SR-C1; TR-C1; TR-C2; TR-C3)

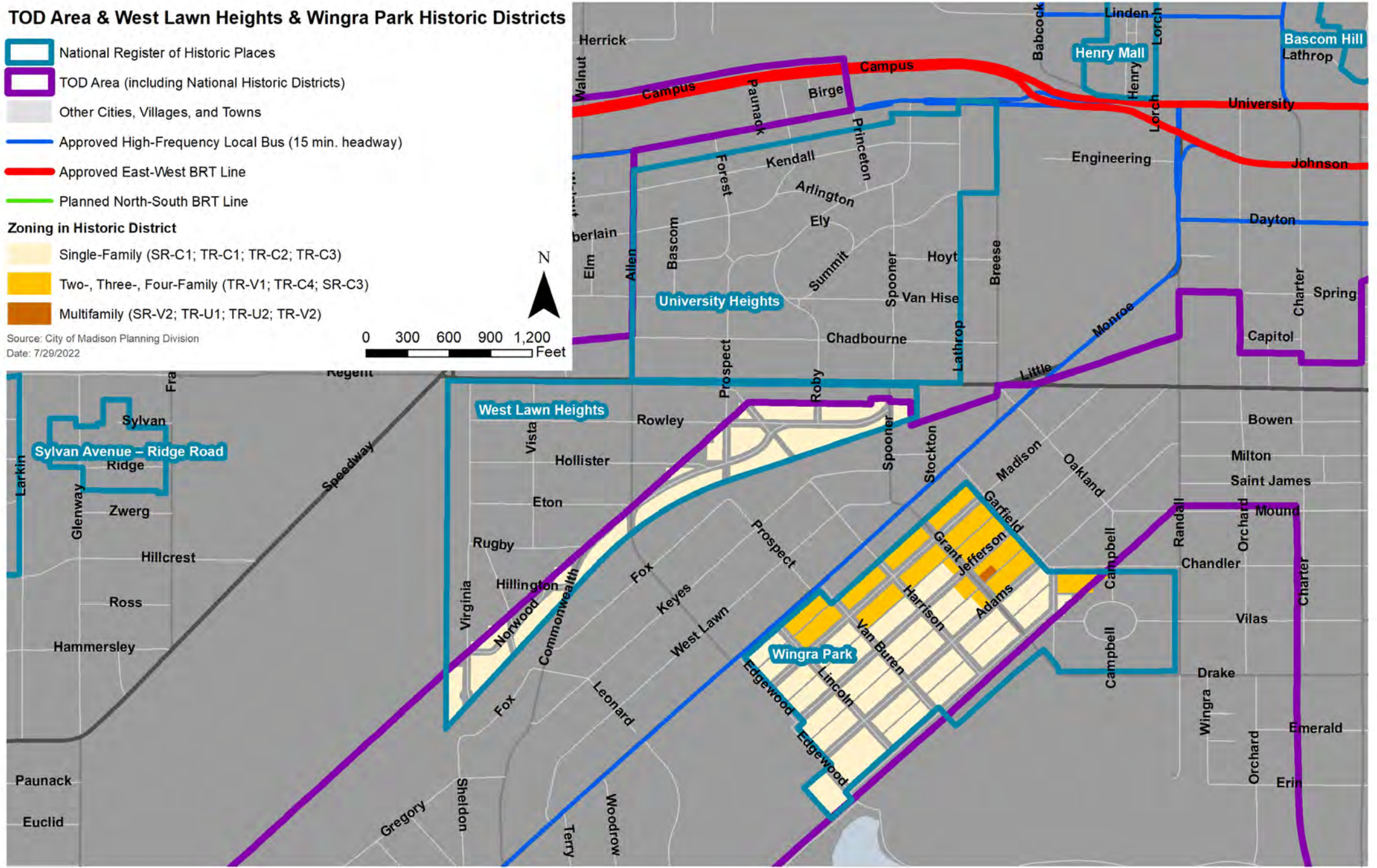
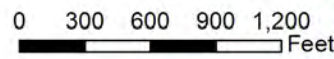
Source: City of Madison Planning Division
 Date: 7/29/2022




TOD Area & West Lawn Heights & Wingra Park Historic Districts

-  National Register of Historic Places
 -  TOD Area (including National Historic Districts)
 -  Other Cities, Villages, and Towns
 -  Approved High-Frequency Local Bus (15 min. headway)
 -  Approved East-West BRT Line
 -  Planned North-South BRT Line
- Zoning in Historic District**
-  Single-Family (SR-C1; TR-C1; TR-C2; TR-C3)
 -  Two-, Three-, Four-Family (TR-V1; TR-C4; SR-C3)
 -  Multifamily (SR-V2; TR-U1; TR-U2; TR-V2)






Source: City of Madison Planning Division
Date: 7/29/2022



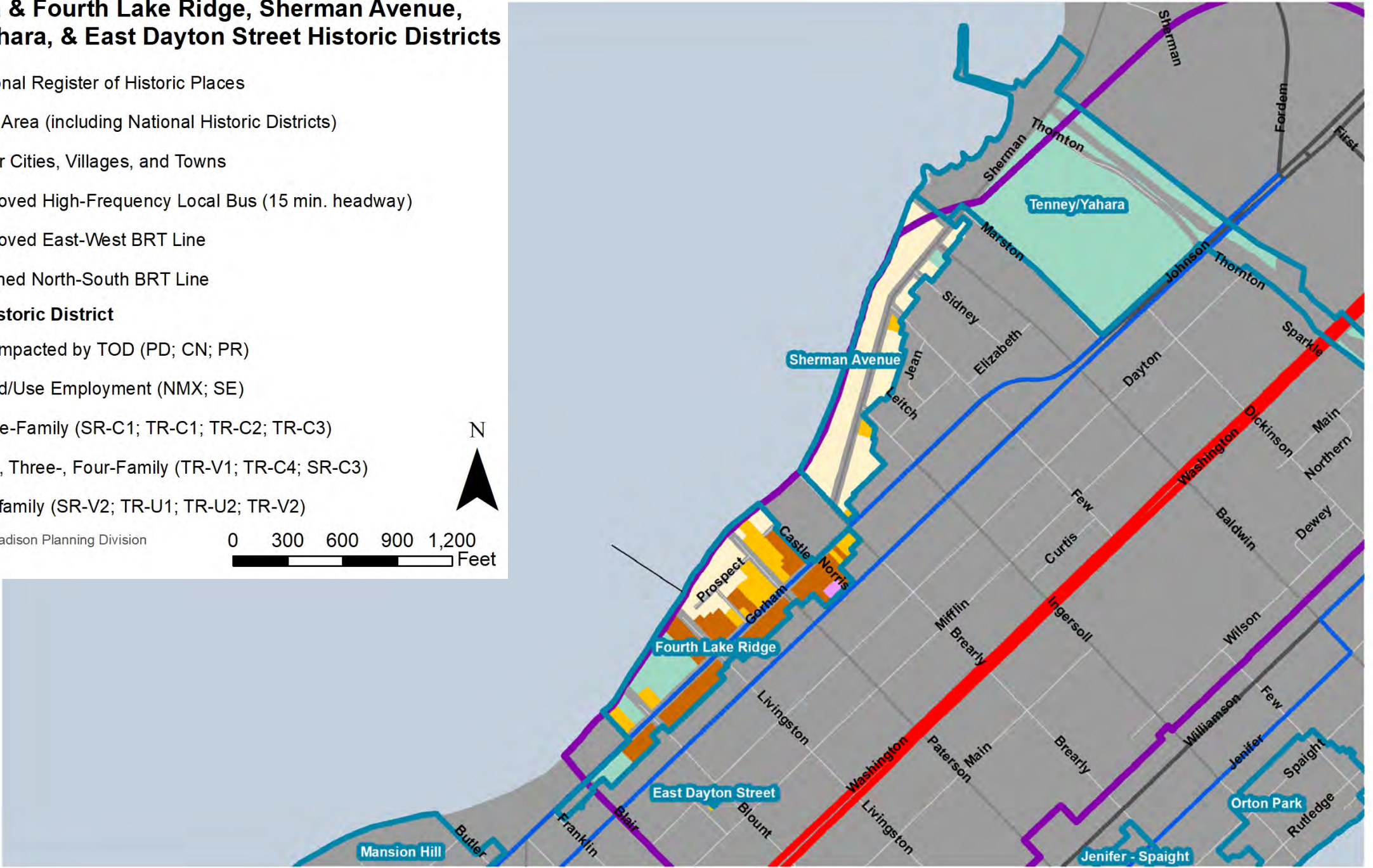
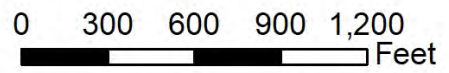
TOD Area & Fourth Lake Ridge, Sherman Avenue, Tenny/Yahara, & East Dayton Street Historic Districts

-  National Register of Historic Places
-  TOD Area (including National Historic Districts)
-  Other Cities, Villages, and Towns
-  Approved High-Frequency Local Bus (15 min. headway)
-  Approved East-West BRT Line
-  Planned North-South BRT Line

Zoning in Historic District

-  Not Impacted by TOD (PD; CN; PR)
-  Mixed/Use Employment (NMX; SE)
-  Single-Family (SR-C1; TR-C1; TR-C2; TR-C3)
-  Two-, Three-, Four-Family (TR-V1; TR-C4; SR-C3)
-  Multifamily (SR-V2; TR-U1; TR-U2; TR-V2)


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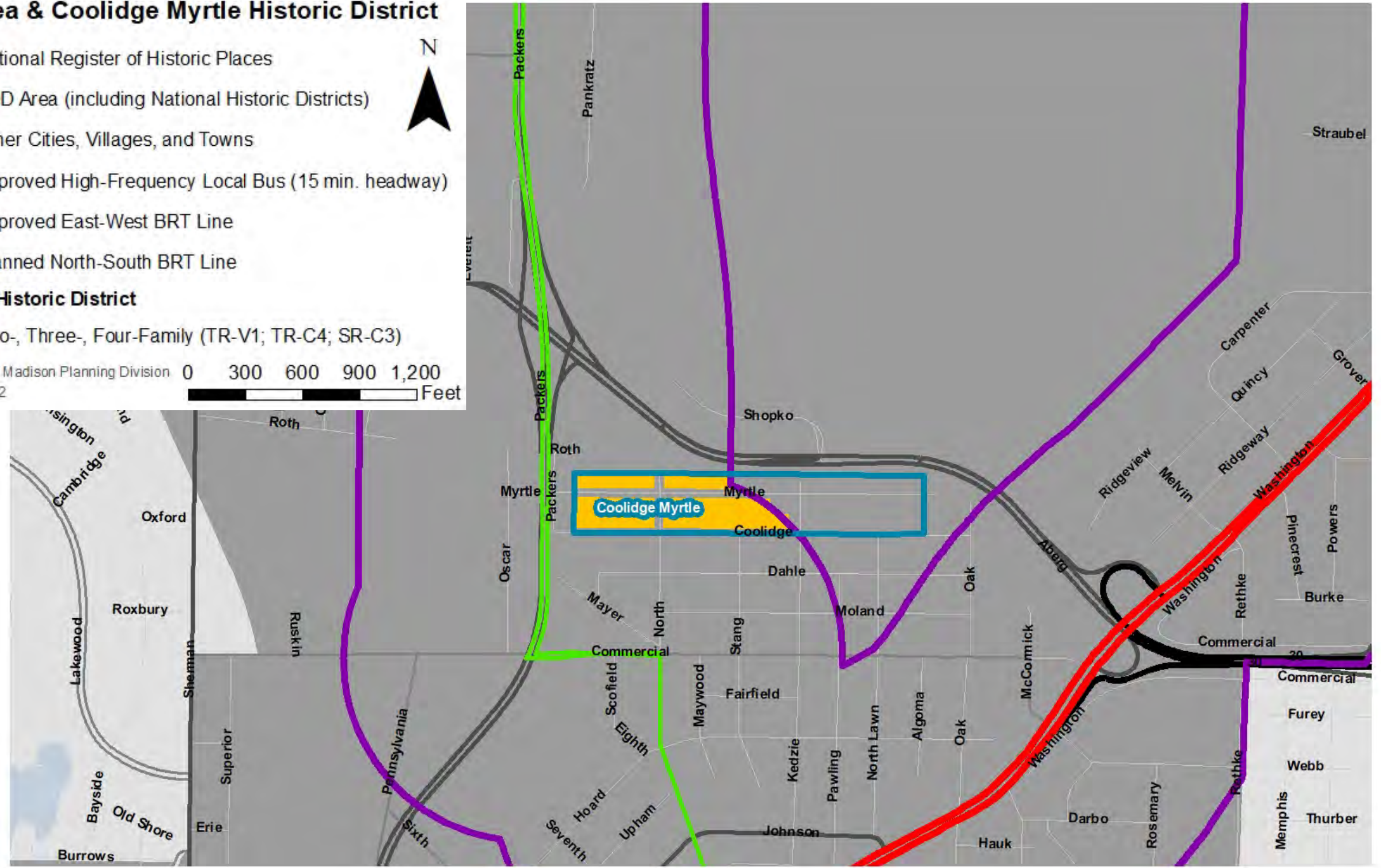
TOD Area & Coolidge Myrtle Historic District

-  National Register of Historic Places
-  TOD Area (including National Historic Districts)
-  Other Cities, Villages, and Towns
-  Approved High-Frequency Local Bus (15 min. headway)
-  Approved East-West BRT Line
-  Planned North-South BRT Line

Zoning in Historic District

-  Two-, Three-, Four-Family (TR-V1; TR-C4; SR-C3)

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Front Setback



- Staff recommends a revised maximum front setback of 20' for the districts shown in the Commission's memo.



The Regent: ~ 19' setback



Pinney Library: 11' setback

Front Setback



Pinney Lane Apartments: 12'-18' setback



The Lyric: 15' setback

Updated Timeline



Date	Action
April	Publicity for virtual public meetings (alders, neighborhood associations, etc)
May	Virtual public meetings – series #1 (4 meetings)
June	RESJ (racial equity & social justice) policy analysis
June 23	PC & TPPB update
July	Additional analysis (if needed); refine TOD overlay based on public/PC feedback
July 27	UDC update
August 8	PC update
August/Sept	Staff finalizes draft TOD overlay language
September	Common Council introduction
October	TPPB & PC review
October	Common Council – consider adoption

TOD Overlay Discussion



1. National Historic Districts – maintain current exclusion or add to TOD overlay area?
2. Front Setbacks – OK with revised approach?
3. Minimum Building Height - confirm approach.
 - Staff’s takeaway from the June 23rd meeting was that the PC was potentially interested in an exception to the 2-story minimum for gas stations with convenience stores. There was some discussion of requiring a “partial” second floor, which is essentially the same as requiring a second floor.